



DEVELOPER / CLIENT



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ARCHITECTURAL  
PROJECT # 17-124



A DIVISION OF COGNIDYN INCORPORATED  
COGNIDYN ENGINEERING  
& DESIGN  
BUILDING CONSULTANTS  
BAY 7, 4699 - 61 STREET, RED DEER, ALBERTA  
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STRUCTURAL / MECHANICAL / ELECTRICAL  
PROJECT # \_-\_-



SAM'S NORTH STRIP MALL  
0 2018-08-22 ISSUED FOR CONSTRUCTION

# SAM'S NORTH STRIP MALL

LOT: 1, BLOCK: 1, PLAN: 584KS, 7101-50 AVE

RED DEER, ALBERTA

## DRAWING LIST

### DWG # DESCRIPTION

#### ARCHITECTURAL

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GEATZ NORTH

GEATZ NORTH

SERVICE ROAD

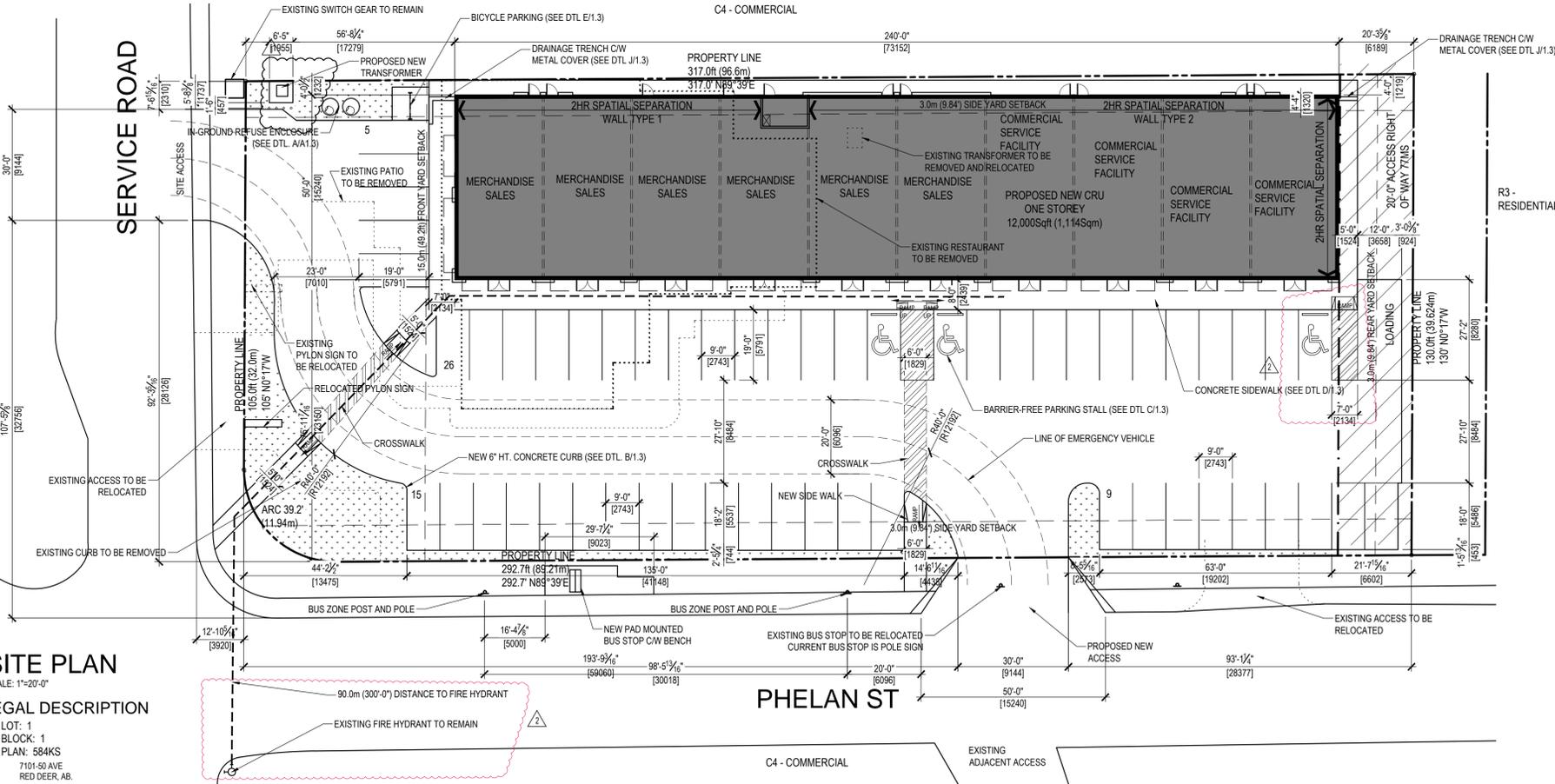
SERVICE ROAD

**SITE PLAN**

SCALE: 1"=20'-0"

**LEGAL DESCRIPTION**

LOT: 1  
BLOCK: 1  
PLAN: 584KS  
7101-50 AVE  
RED DEER, AB.



BYLAW INFORMATION	LAND USE BYLAW # 3357 / 2006
ZONING:	C4 - COMMERCIAL (MAJOR ARTERIAL DISTRICT)
SITE SIZE:	3,815.5 sqm (41,070 sqft) (0.942 acres)
SITE COVERAGE:	REQUIRED: 1/3 OF SITE AREA (33.3%) (13,690sqft) PROVIDED: 29.2% COVERAGE (12,000sqft)
BUILDING AREAS:	MAIN FLOOR / FOOTPRINT: 12,000sqft (1,114.8sqm) F.A.R.: 0.292 (0.33 MAXIMUM)
BUILDING HEIGHT:	REQUIRED: 3 STOREYS (NO HEIGHT) PROVIDED: ONE STOREY (7.7m (25'-6"))
FRONT YARD SETBACK:	REQUIRED: 15.0 m (49.2ft) PROVIDED: (W) 17.2 m (56.68ft)
REAR YARD SETBACK:	REQUIRED: 3.0 m (9.84ft) PROVIDED: (E) 6.18 m (20.30ft)
SIDE YARD SETBACKS: RELAXATION REQUIRED	REQUIRED: 3.0 m (9.84ft) PROVIDED: (N) 1.21 m (4.00ft) RELAXATION REQUIRED (S) 21.9 m (72.0ft)
LANDSCAPING REQUIREMENTS: RELAXATION REQUIRED	REQUIRED: 40% OF MINIMUM FRONT YARD, IF DEVELOPMENT AUTHORITY REQUIRES ELSEWHERE ON SITE, THEN 15% OF THE SITE AREA MAY BE PROVIDED PROVIDED: 521 sqm (5,613 sqft) 13.6% OF SITE SEE LANDSCAPING TABLE FOR ADDITIONAL INFORMATION

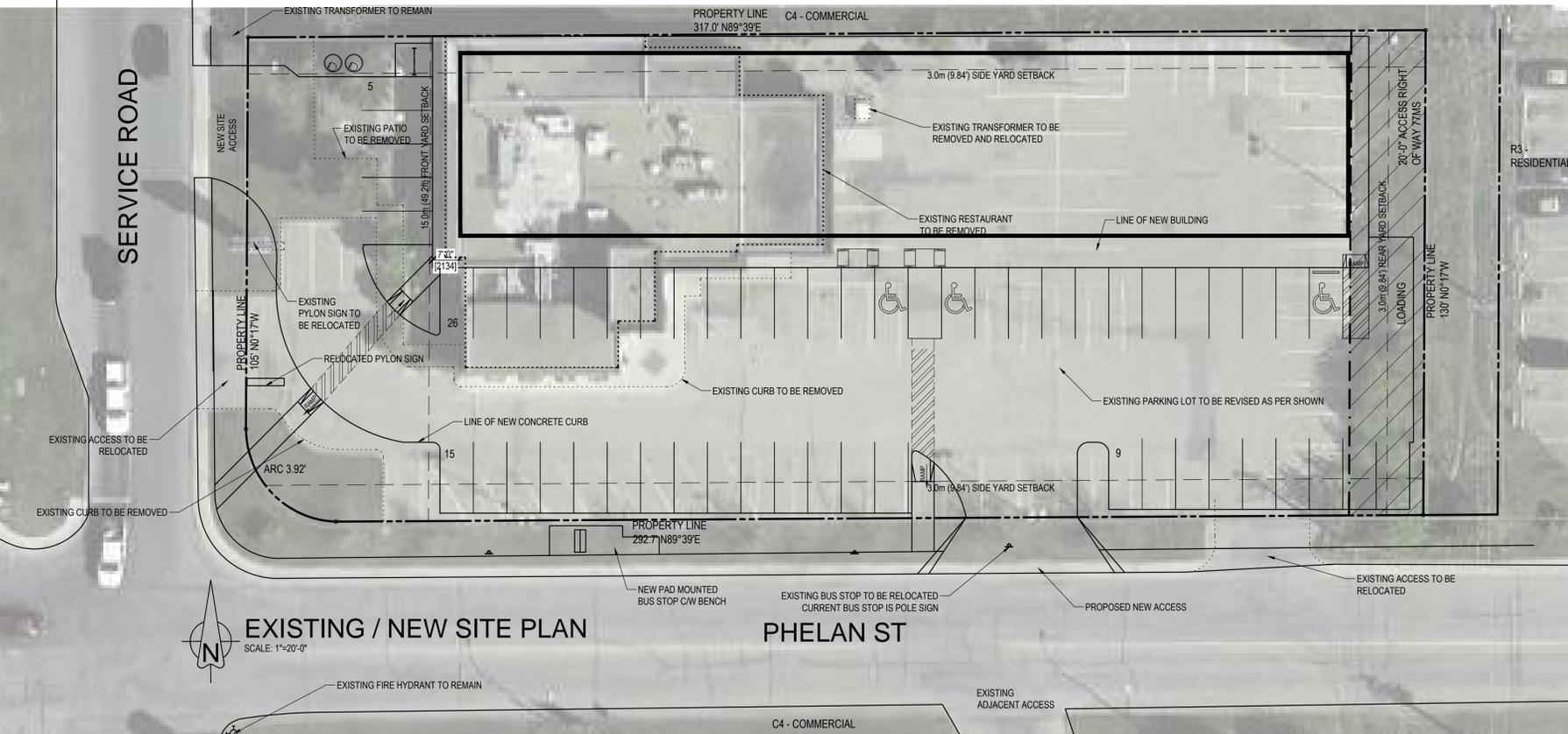
PARKING SPACES:	
REQUIRED:	MERCHANDISE SALES: 5.1 / 93.0sqm (1,001sqft) = 37 STALLS (7,200sqft) COMMERCIAL SERVICE FACILITY: 2.5 / 93.0 (1,001sqft) = 12 STALLS (4,800sqft) TOTAL REQUIRED: 49 STALLS
PROVIDED:	55 PARKING STALLS
BICYCLE PARKING SPACES:	
REQUIRED:	AS REQUIRED BY DEVELOPMENT AUTHORITY
PROVIDED:	6 STALLS
LOADING SPACES: RELAXATION REQUIRED	
REQUIRED:	1 STALL
PROVIDED:	1 STALLS (12'-0"x30'-0")

**ALBERTA BUILDING CODE 2014 INFORMATION**

BUILDING USE AND CLASSIFICATION:	
GROUP - E - MERCANTILE (CRU)	
BUILDING DESIGN:	
A.B.C. 2014 PART 3 ARTICLE 3.2.2.68	
ONE STOREY	
NOT SPRINKLERED	
STANDPIPE AND HOSE SYSTEM NOT REQUIRED	
FIRE ALARM NOT REQUIRED	
BUILDING SIZE:	
1,114.8 sqm (12,000 sqft)	
BUILDING ACCESS:	
FACING 2 STREETS (FIRE LANE REQUIRED)	
BUILDING CONSTRUCTION:	
COMBUSTIBLE OR NON-COMBUSTIBLE	
FIRE SEPARATIONS AND RATINGS:	
BETWEEN MAJOR OCCUPANCIES: (E-D)	N/R
BETWEEN MAJOR OCCUPANCIES: (E-A2)	2 HR
FLOORS:	N/A
JANITOR:	N/A
MECHANICAL:	1 HR
STORAGE ROOMS:	N/A
FIRE-RESISTANCE RATINGS:	
LOAD BEARING:	N/R
ROOF:	N/R
SPATIAL SEPARATIONS:	
NORTH WALL - WALL 1 WALL AREA = 169 sqm L/H 1:4 LIMITING DISTANCE 1.2 m 4% OPENING ALLOWED, 0% OPENINGS PROVIDED 2 HOUR SPATIAL SEPARATION RATING REQUIRED NON-COMBUSTIBLE CONSTRUCTION NON-COMBUSTIBLE CLADDING	
NORTH WALL - WALL 2 WALL AREA = 294 sqm L/H 1:6 LIMITING DISTANCE 1.2m 4% OPENING ALLOWED, 0% OPENINGS PROVIDED 2 HOUR SPATIAL SEPARATION RATING REQUIRED NON-COMBUSTIBLE CONSTRUCTION NON-COMBUSTIBLE CLADDING	
EAST WALL - WALL AREA = 102 sqm L/H 1:2 LIMITING DISTANCE 6.1 m 15% OPENING ALLOWED, 13.2% PROVIDED 2 HOUR SPATIAL SEPARATION RATING REQUIRED COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION NON-COMBUSTIBLE CLADDING	
WATER SUPPLY:	
UNSPRINKLERED BUILDING: WATER FOR FIRE FIGHTING NOT REQUIRED AS PER A.B.C. 3.2.5.7 (1)	
SPRINKLERED BUILDING: PIPED MUNICIPAL WATER SUPPLY CAPABLE OF DELIVERING A RATE 3,800 L/MIN WITH A RESIDUAL PRESSURE OF NOT LESS THAN 140 kPa. NOTE: FIRE HYDRANT TO BE LOCATED WITHIN 90 m (300'-0") OF THE MAIN ENTRANCE. TO BE DETERMINED BY APPROVING AUTHORITY IF EXISTING HYDRANTS CAN SUPPLY THE REQUIRED VOLUME AND FLOW RATE.	
OCCUPANT LOAD:	
TOTAL NUMBER OF OCCUPANTS:	100 PERSONS
ACTUAL OCCUPANT WILL BE DETERMINED DURING TENANT IMPROVEMENTS	

**EXISTING / NEW SITE PLAN**

SCALE: 1"=20'-0"



**PROJECT INFORMATION:**  
*STRIP MALL*

LOT: 1  
BLOCK: 1  
PLAN: 584KS  
7101-50 AVE  
RED DEER, ALBERTA



REVISIONS:		
2	2018-09-07 FIRE HYDRANT B/F STALL	
1	2018-09-07 REVISED TRANSFORMER LOCATION	
0	2018-08-22 ISSUED FOR CONSTRUCTION	
ISSUE	DATE	DESCRIPTION
	YYYY-MM-DD	

**DRAWING TITLE:**  
**SITE PLAN, OVERLAY OF EXISTING**

JOB NUMBER:	17-124
DATE:	Oct. 1, 18
DRAWN BY:	RSB

**A1.1**

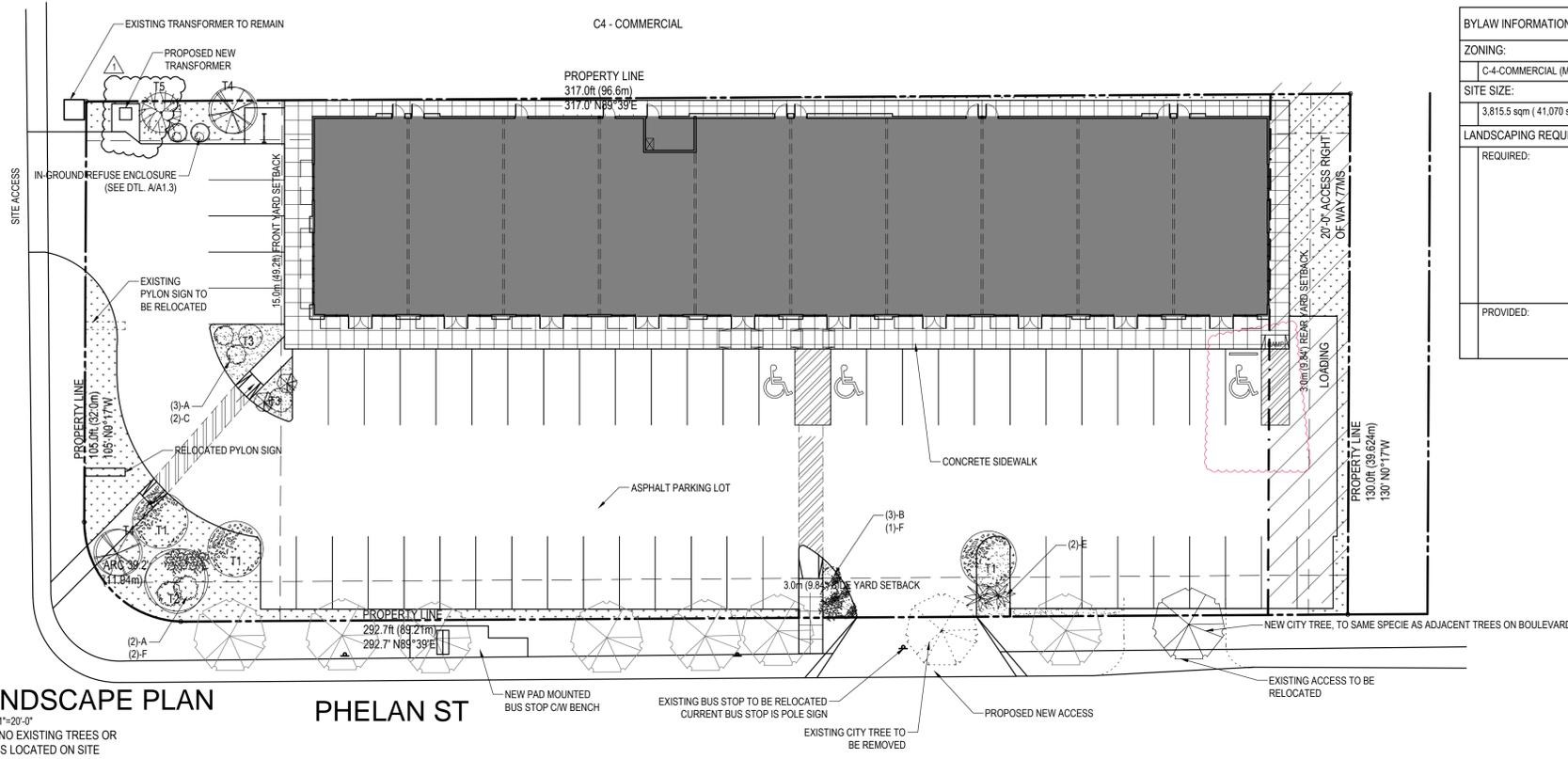


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GEATZ NORTH

SERVICE ROAD



**LANDSCAPE PLAN**  
SCALE: 1"=20'-0"  
NOTE: NO EXISTING TREES OR SHRUBS LOCATED ON SITE

BYLAW INFORMATION		LAND USE BYLAW # 3357/2006
ZONING:		
C-4-COMMERCIAL (MAJOR ARTERIAL) DISTRICT		
SITE SIZE:		
3,815.5 sqm (41,070 sqft) (0.942 acres)		
LANDSCAPING REQUIREMENTS:		
REQUIRED:	40% OF MINIMUM FRONT YARD, HOWEVER, IF IT IS DETERMINED BY THE DEVELOPMENT AUTHORITY THAT LANDSCAPING IS REQUIRED ELSEWHERE ON THE SITE, THEN 15% OF THE SITE AREA MAY BE REQUIRED. FRONT YARD = 581sqm (6,258sqft) * 40% = 232.5sqm (2,503sqft), 15% OF SITE AREA = 572.325sqm (6,160.4sqft) ONE TREE IS REQUIRED FOR EACH 60.0sqm (645sqft) = 4 TREES REQUIRED ONE SHRUB IS REQUIRED FOR EACH 30.0sqm (322.9sqft) = 8 SHRUBS REQUIRED THE PROPORTION OF DECIDUOUS TO CONIFEROUS TREES OR SHRUBS SHALL BE APPROXIMATELY 2:1	
PROVIDED:	FRONT YARD LANDSCAPING = 212.7sqm (2,290sqft) REMAINING SITE LANDSCAPING = 308.7sqm (3,323sqft) TOTAL = 521.4sqm (5,612sqft) SEE LANDSCAPING TABLE FOR ADDITIONAL INFORMATION	

**LANDSCAPING INFORMATION - HARDINESS ZONE 3b**  
**RED DEER, ALBERTA, PHASE 1 ONLY**

NOTES  
1.) AREAS OF ANNUAL PLANTINGS or FLOWER BEDS SHALL BE BY THE OWNER

DECIDUOUS SHRUBS			
SYMBOL	PROVIDED	SIZE (MATURE)	PROVIDED
A	SILVER LEAF DOGWOOD (CORNUS ALBA ARGENTEO-MARGINATA)	600mm (2'-0") HEIGHT or SPREAD	5
B	SHRUBBY PONTENTILLA (PONTENTILLA FRUITICOSA)	600mm (2'-0") HEIGHT or SPREAD	3
C	GOLD FLAME SPIREA (SPIREA X BUMALDA 'GOLDFLAME')	600mm (2'-0") HEIGHT or SPREAD	2

TOTAL NUMBER OF DECIDUOUS SHRUBS: 10

CONIFEROUS SHRUBS			
SYMBOL	PROVIDED	SIZE (MATURE)	PROVIDED
E	JUNIPER (JUNIPER COMMUNIS)	600mm (2'-0") HEIGHT or SPREAD	2
F	MUGO PINE (PINUS MUGO)	600mm (2'-0") HEIGHT or SPREAD	3

TOTAL NUMBER OF CONIFEROUS SHRUBS: 5

DECIDUOUS TREES			
SYMBOL	PROVIDED	SIZE (MATURE)	PROVIDED
T1	AMUR MAPLE (ACER GINNALA)	(MULTI-STEMMED #25 CONTAINER)	3
T2	AMUR CHOKECHERRY (PRUNUS MAACKII)	MIN. 75mm (3") CALIPER	1
T3	SWEDISH COLUMNAR ASPEN (POPULUS TREMULA ERECTA)	MIN. 75mm (3") CALIPER	2

TOTAL NUMBER OF DECIDUOUS TREES: 7

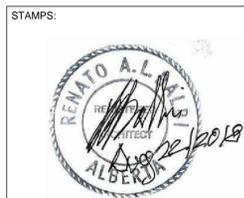
CONIFEROUS TREES			
SYMBOL	PROVIDED	SIZE (MATURE)	PROVIDED
T4	COLORADO BLUE SPRUCE (PICEA PUNGENS)	MIN. 2.5m (8'-0") HEIGHT	2
T5	SIBERIAN LARCH (LARIX SIBIRICA)	MIN. 2.5m (8'-0") HEIGHT	1

TOTAL NUMBER OF CONIFEROUS TREES: 3

REGULATIONS	
MINIMUM SIZE OF TREES AND SHRUBS	
DECIDUOUS TREES - MIN. CALIPER 50-75mm	HATCHING DEPICTS SODDED AREAS
CONIFEROUS TREES - MIN. HT. 2.5m	
DECIDUOUS SHRUBS - MIN. HT. 600mm	HATCHING DEPICTS WASHED ROCK AREAS
CONIFEROUS SHRUBS - MIN. SPREAD 400mm	

PROJECT INFORMATION:  
**STRIP MALL**

LOT: 1  
BLOCK: 1  
PLAN: 584KS  
7101-50 AVE  
RED DEER, ALBERTA



REVISIONS:		
ISSUE	DATE	DESCRIPTION
1	2018-09-07	REVISED TRANSFORMER LOCATION
0	2018-08-22	ISSUED FOR CONSTRUCTION

DRAWING TITLE:  
**LANDSCAPE PLAN**

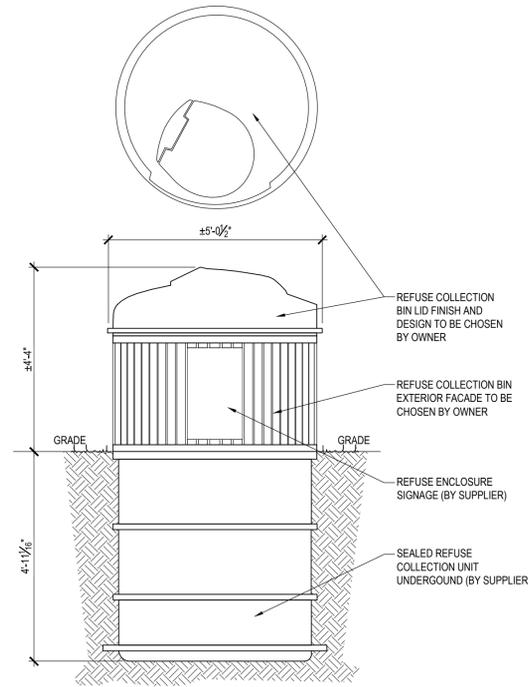
JOB NUMBER: 17-124  
DATE: Oct. 1, 18  
DRAWN BY: RSB

**A1.2**

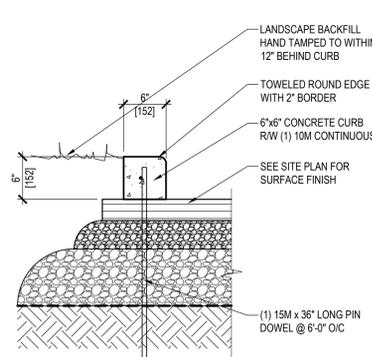


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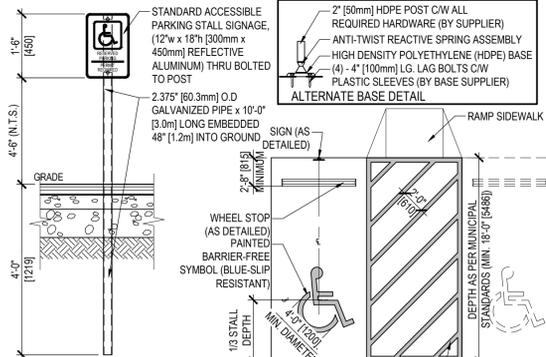
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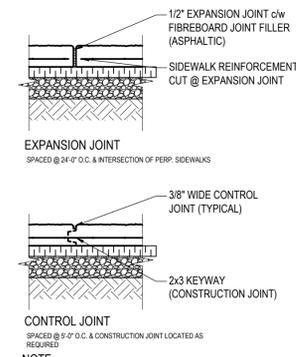
**A**  
1.1 SEMI-UNDERGROUND GARBAGE UNIT  
SCALE: 1/2"=1'-0"



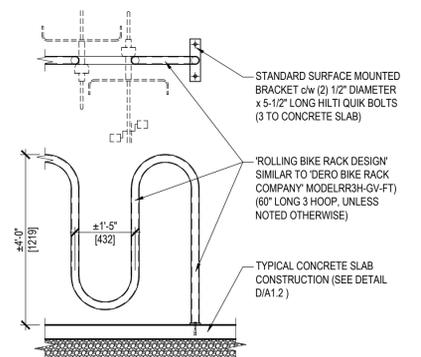
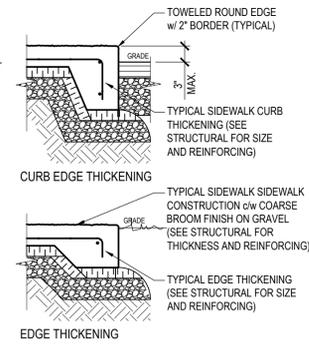
**B**  
1.1 PINNED CONCRETE CURB  
SCALE: 1"=1'-0"



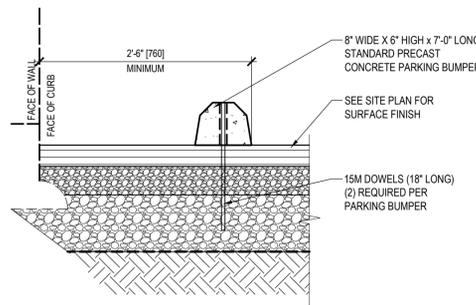
**C**  
1.1 BARRIER FREE PARKING STALL & SIGN  
SCALE: 1/2"=1'-0"



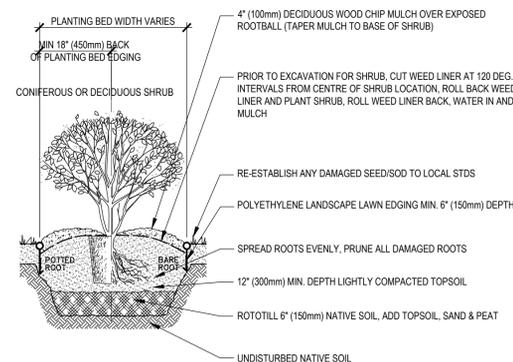
**D**  
1.1 TYPICAL CONCRETE SIDEWALK CONSTRUCTION  
SCALE: 3/4"=1'-0"



**E**  
1.1 ROLLING BIKE RACK  
SCALE: 1/2"=1'-0"

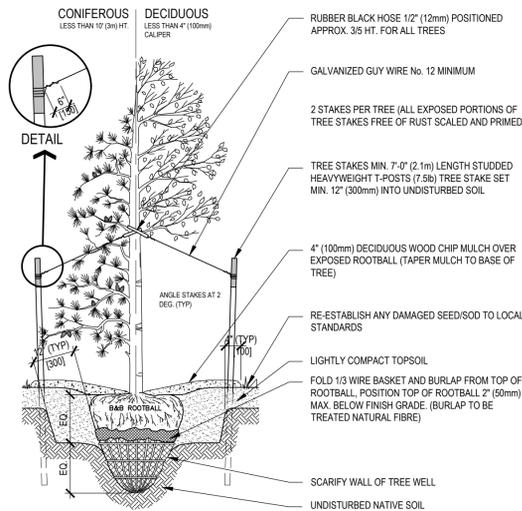


**F**  
1.1 PRE-CAST CONCRETE WHEEL STOP  
SCALE: 1"=1'-0"



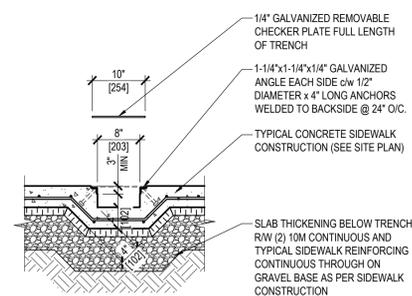
**NOTES:**  
- PRUNE ONLY DEAD, BROKEN OR DISEASED BRANCHES TO MAINTAIN PROPER SHRUB FORM - DECIDUOUS ONLY.  
- DO NOT ROTOTILL WITHIN 3'-0" (1.0m) OF UG POWER, TELEPHONE AND GAS ALIGNMENTS.

**G**  
1.2 STANDARD SHRUB PLANTING  
SCALE: 3/8"=1'-0"



**NOTES:**  
- PRUNE ONLY DEAD, BROKEN, OR DISEASED TREE LIMBS  
- IF MINIMUM UTILITY SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS.  
- ALL TREE STAKES TO MAINTAIN MINIMUM 3'-0" (1.0m) CLEARANCE FROM ALL UG POWER, TELEPHONE AND GAS ALIGNMENTS.  
- DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 3'-0" (1.0m) TO UG POWER TELEPHONE AND GAS ALIGNMENTS.  
- SEE SCHEDULE FOR TREE SPECIES, MIN. HT/SIZE & MIN. ROOTBALL SIZE.  
- ADDITIONALLY ALL TREE INSTALLATIONS SHALL BE AS PER MUNICIPAL STANDARDS.

**H**  
1.2 STANDARD TREE PLANTING  
SCALE: 3/8"=1'-0"



**NOTES:**  
- SLOPE BOTTOM OF TRENCH @ MINIMUM 2% AWAY FROM BUILDING  
- CAULK AROUND TROUGH AGAINST BUILDING FOUNDATION  
- DOWNSPUT TO DISCHARGE IN TRENCH, UNDER THE TRENCH COVER

**I**  
1.1 SIDEWALK DRAINAGE TRENCH  
SCALE: 3/4"=1'-0"

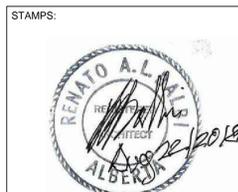
**K**  
1.3 OMITTED  
SCALE: 1/2"=1'-0"

**L**  
1.3 OMITTED  
SCALE: 1/2"=1'-0"



PROJECT INFORMATION:  
**STRIP MALL**

LOT: 1  
BLOCK: 1  
PLAN: 584KS  
7101-50 AVE  
RED DEER, ALBERTA



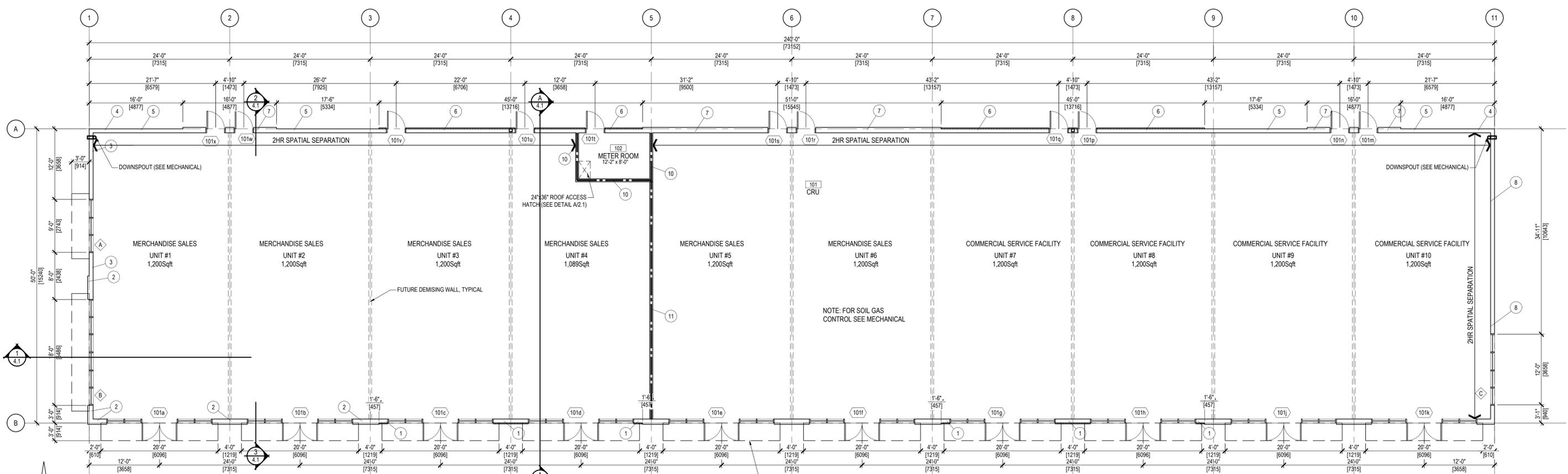
ISSUE	DATE	DESCRIPTION
0	2018-08-22	ISSUED FOR CONSTRUCTION

DRAWING TITLE:  
**SITE DETAILS**

JOB NUMBER: 17-124  
DATE: Aug. 23, 18  
DRAWN BY: RSB

**A1.3**

DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.



### MAIN FLOOR PLAN

SCALE: 1/8"=1'-0"  
AREA = 12,000 Sqft (1,114.8 Sqm)

### WALL SCHEDULE:

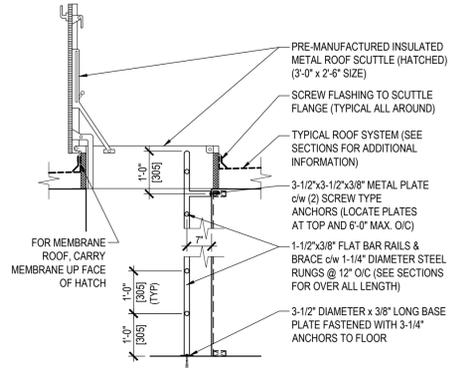
EXTERIOR:

- 1. UP TO ELEVATION 103'-0"  
CULTURED STONE "CAST-FIT" VENEER C/W GALVANIZED STEEL HANGERS AS PER MANUFACTURER SPECIFICATIONS.
- ABOVE ELEVATION 103'-0"  
CULTURED BRICK "HAND-MADE" VENEER C/W GALVANIZED STEEL HANGERS AS PER MANUFACTURER SPECIFICATIONS.
- ENTIRE WALL  
HORIZONTAL Z-BARS @ 24" O/C (FOR STONE SUPPORT)  
1 1/2" EPS RIGID INSULATION C/W VERTICALLY TROWELED ADHESIVE (AKRILON STYRO-GLUE OR EQUIV.)  
TROWELED ON AIR BARRIER (AKRILON AKRIL-SEAL OR EQUIV.)  
3/8" EXTERIOR OSB SHEATHING  
2x8 STUDS @ 16" O/C  
R28 BATT INSULATION  
6 mil POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD  
SEE ELEVATIONS FOR EXTENTS
- 2. UP TO ELEVATION 103'-0"  
CULTURED STONE "CAST-FIT" VENEER C/W GALVANIZED STEEL HANGERS AS PER MANUFACTURER SPECIFICATIONS.  
HORIZONTAL Z-BARS @ 24" O/C (FOR STONE SUPPORT)
- ABOVE ELEVATION 103'-0"  
ACRYLIC STUCCO C/W FIBREGLASS MESH
- ENTIRE WALL  
3" EPS RIGID INSULATION C/W VERTICALLY TROWELED ADHESIVE (AKRILON STYRO-GLUE OR EQUIV.)  
TROWELED ON AIR BARRIER (AKRILON AKRIL-SEAL OR EQUIV.)  
3/8" EXTERIOR OSB SHEATHING  
2x8 STUDS @ 16" O/C  
R28 BATT INSULATION  
6 mil POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD  
SEE ELEVATIONS FOR EXTENTS

- 3. UP TO ELEVATION 103'-0"  
CULTURED STONE "CAST-FIT" VENEER C/W GALVANIZED STEEL HANGERS AS PER MANUFACTURER SPECIFICATIONS.  
HORIZONTAL Z-BARS @ 24" O/C (FOR STONE SUPPORT)
- ABOVE ELEVATION 103'-0"  
ACRYLIC STUCCO C/W FIBREGLASS MESH
- ENTIRE WALL  
1 1/2" EPS RIGID INSULATION C/W VERTICALLY TROWELED ADHESIVE (AKRILON STYRO-GLUE OR EQUIV.)  
TROWELED ON AIR BARRIER (AKRILON AKRIL-SEAL OR EQUIV.)  
3/8" EXTERIOR OSB SHEATHING  
2x8 STUDS @ 16" O/C  
R28 BATT INSULATION  
6 mil POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD  
SEE ELEVATIONS FOR EXTENTS
- 4. UP TO ELEVATION 103'-0"  
CULTURED STONE "CAST-FIT" VENEER C/W GALVANIZED STEEL HANGERS AS PER MANUFACTURER SPECIFICATIONS.  
HORIZONTAL Z-BARS @ 24" O/C (FOR STONE SUPPORT)
- ABOVE ELEVATION 103'-0"  
ACRYLIC STUCCO C/W FIBREGLASS MESH
- ENTIRE WALL  
1 1/2" MINERAL FIBRE INSULATION BOARD C/W VERTICALLY TROWELED ADHESIVE (AKRILON STYRO-GLUE OR EQUIV.)  
TROWELED ON AIR BARRIER (AKRILON AKRIL-SEAL OR EQUIV.)  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
2x8 STUDS @ 16" O/C  
R28 BATT INSULATION  
6 mil POLY VAPOUR BARRIER  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
(2HR FIRE RESISTANCE RATING).  
USE ADEX-XNC FOR NON-COMBUSTIBLE CLADDING  
SEE ELEVATIONS FOR EXTENTS
- 5. ACRYLIC STUCCO C/W FIBREGLASS MESH  
1 1/2" MINERAL FIBRE INSULATION BOARD C/W VERTICALLY TROWELED ADHESIVE (AKRILON STYRO-GLUE OR EQUIV.)  
TROWELED ON AIR BARRIER (AKRILON AKRIL-SEAL OR EQUIV.)  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
2x8 STUDS @ 16" O/C  
R28 BATT INSULATION  
6 mil POLY VAPOUR BARRIER  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
(2HR FIRE RESISTANCE RATING).  
USE ADEX-XNC FOR NON-COMBUSTIBLE CLADDING  
SEE ELEVATIONS FOR EXTENTS

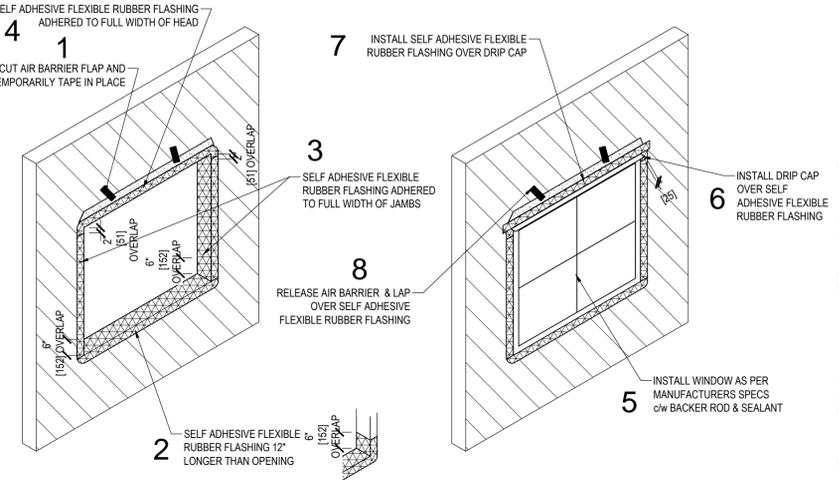
- 6. CULTURED BRICK "HAND-MADE" VENEER C/W GALVANIZED STEEL HANGERS AS PER MANUFACTURER SPECIFICATIONS.  
HORIZONTAL Z-BARS @ 24" O/C (FOR STONE SUPPORT)  
1 1/2" MINERAL FIBRE INSULATION BOARD C/W VERTICALLY TROWELED ADHESIVE (AKRILON STYRO-GLUE OR EQUIV.)  
TROWELED ON AIR BARRIER (AKRILON AKRIL-SEAL OR EQUIV.)  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
2x8 STUDS @ 16" O/C  
R28 BATT INSULATION  
6 mil POLY VAPOUR BARRIER  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
(2HR FIRE RESISTANCE RATING).  
USE ADEX-XNC FOR NON-COMBUSTIBLE CLADDING  
SEE ELEVATIONS FOR EXTENTS
- 7. ACRYLIC STUCCO C/W FIBREGLASS MESH  
1 1/2" MINERAL FIBRE INSULATION BOARD C/W VERTICALLY TROWELED ADHESIVE (AKRILON STYRO-GLUE OR EQUIV.)  
TROWELED ON AIR BARRIER (AKRILON AKRIL-SEAL OR EQUIV.)  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
2x8 STUDS @ 16" O/C  
R28 BATT INSULATION  
6 mil POLY VAPOUR BARRIER  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
(2HR FIRE RESISTANCE RATING).  
USE ADEX-XNC FOR NON-COMBUSTIBLE CLADDING  
SEE ELEVATIONS FOR EXTENTS
- 8. ACRYLIC STUCCO C/W FIBREGLASS MESH  
1 1/2" MINERAL FIBRE INSULATION BOARD C/W VERTICALLY TROWELED ADHESIVE (AKRILON STYRO-GLUE OR EQUIV.)  
TROWELED ON AIR BARRIER (AKRILON AKRIL-SEAL OR EQUIV.)  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
2x8 STUDS @ 16" O/C  
R28 BATT INSULATION  
6 mil POLY VAPOUR BARRIER  
(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD  
(2HR FIRE RESISTANCE RATING).  
USE ADEX-XNC FOR NON-COMBUSTIBLE CLADDING  
SEE ELEVATIONS FOR EXTENTS

- 9. UP TO ELEVATION 103'-0"  
CULTURED STONE "CAST-FIT" VENEER C/W GALVANIZED STEEL HANGERS AS PER MANUFACTURER SPECIFICATIONS.  
HORIZONTAL Z-BARS @ 24" O/C (FOR STONE SUPPORT)
- ABOVE ELEVATION 103'-0"  
ACRYLIC STUCCO C/W FIBREGLASS MESH
- ENTIRE WALL  
1 1/2" EPS RIGID INSULATION C/W VERTICALLY TROWELED ADHESIVE (AKRILON STYRO-GLUE OR EQUIV.)  
TROWELED ON AIR BARRIER (AKRILON AKRIL-SEAL OR EQUIV.)  
3/8" EXTERIOR OSB SHEATHING  
2x8 STUDS @ 16" O/C  
R28 BATT INSULATION  
6 mil POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD  
SEE ELEVATIONS FOR EXTENTS
- 10. MECHANICAL  
5/8" TYPE 'X' GYPSUM BOARD  
2x6 STUDS @ 16" O/C  
FULL DEPTH SOUND INSULATION  
5/8" TYPE 'X' GYPSUM BOARD  
(UP TO 1 Hr FIRE RESISTANCE RATING - DESIGN TO ULC No. W301)
- 11. SHEAR WALL  
5/8" TYPE 'X' GYPSUM BOARD  
2x6 STUDS @ 16" O/C  
3/4" PLYWOOD SHEATHING (SEE STRUCTURAL)  
FULL DEPTH SOUND INSULATION  
5/8" TYPE 'X' GYPSUM BOARD  
(UP TO 1 Hr FIRE RESISTANCE RATING - DESIGN TO ULC No. W301)



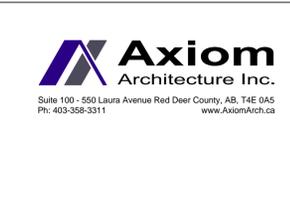
NOTES:  
- SEE DRAWINGS FOR LOCATION OF SCUTTLE AND LADDER & ROOF AND FLOOR CONSTRUCTION.  
SCUTTLE SUPPLIER TO CONFIRM SIZE OF OPENING.

**TYPICAL ROOF ACCESS HATCH**  
SCALE: 1/2"=1'-0"



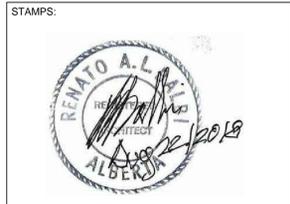
**WINDOW FLASHING DETAIL (WINDOW WITHOUT FLANGE)**  
SCALE: 3/8"=1'-0"

- NOTES:
- IF SELF-ADHERED FLEXIBLE RUBBER FLASHING IS APPLIED BEFORE BUILDING PAPER FOLLOW THE SAME PROCEDURE EXCEPT FOR STEP 1.
  - DOORS ARE TO BE FLASHED THE SAME AS WINDOWS OF THE SAME TYPE.
  - FOR EXPANDED INSTRUCTIONS VISIT [WWW.DUPONT.COM/PRODUCTS-AND-SERVICES/CONSTRUCTION-MATERIALS/BUILDING-ENVELOPE-SYSTEMS/ARTICLES/ARCH-BINDER.HTML](http://WWW.DUPONT.COM/PRODUCTS-AND-SERVICES/CONSTRUCTION-MATERIALS/BUILDING-ENVELOPE-SYSTEMS/ARTICLES/ARCH-BINDER.HTML)
  - UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE MINIMUMS
  - WHEN INSTALLING EXTERIOR FINISH NEXT TO WINDOW BE SURE TO SEAL WITH BACKER ROD AND SEALANT ON THE EXTERIOR.
  - WHEN INSTALLING CURTAIN WALL GLAZING WITH NO FRAMED SILL, USE SILL FLASHING AS PER WINDOW MANUFACTURER'S RECOMMENDATIONS AND USE APPROPRIATE SEALANT AT CORNERS



PROJECT INFORMATION:  
**STRIP MALL**

LOT: 1  
BLOCK: 1  
PLAN: 584KS  
7101-50 AVE  
RED DEER, ALBERTA



STAMPS:

ISSUE	DATE	DESCRIPTION
0	2018-08-22	ISSUED FOR CONSTRUCTION

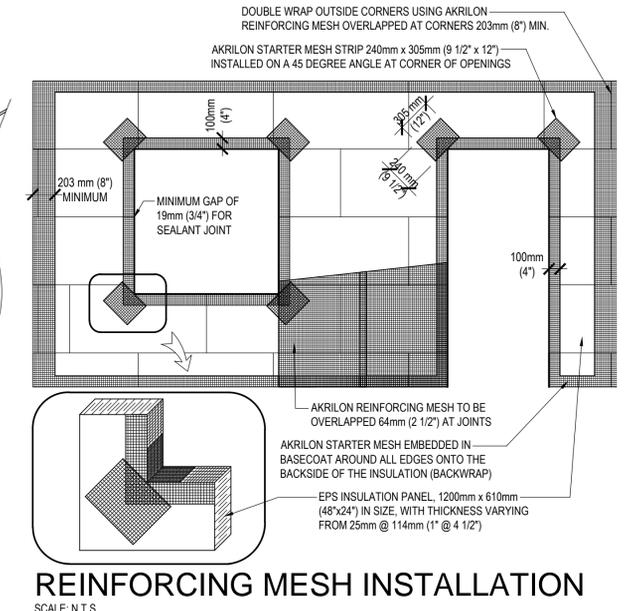
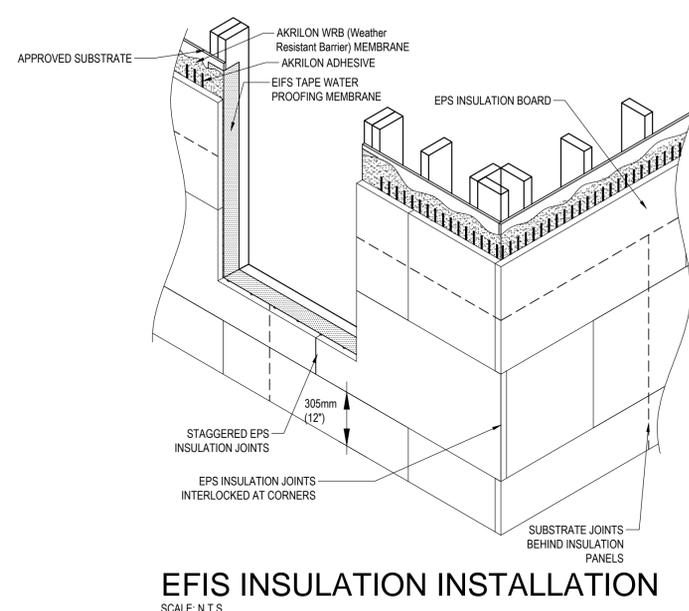
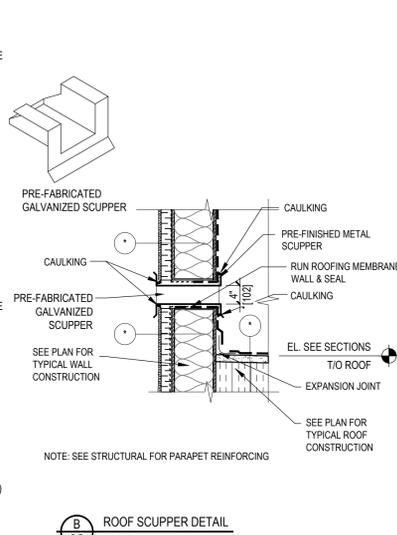
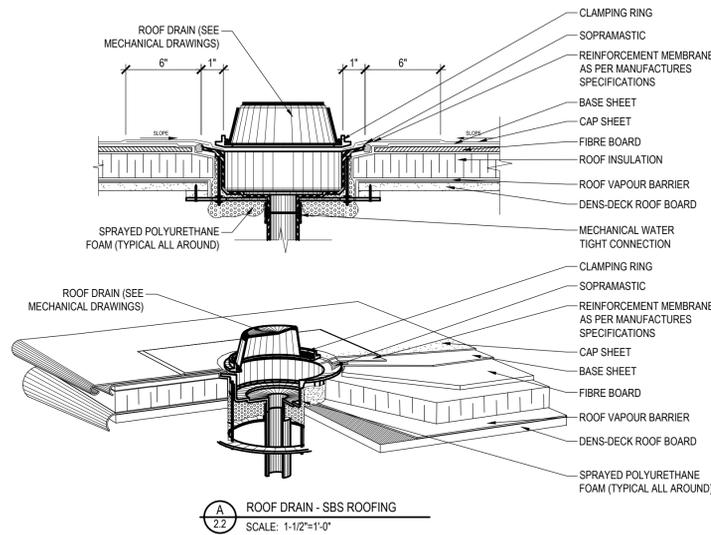
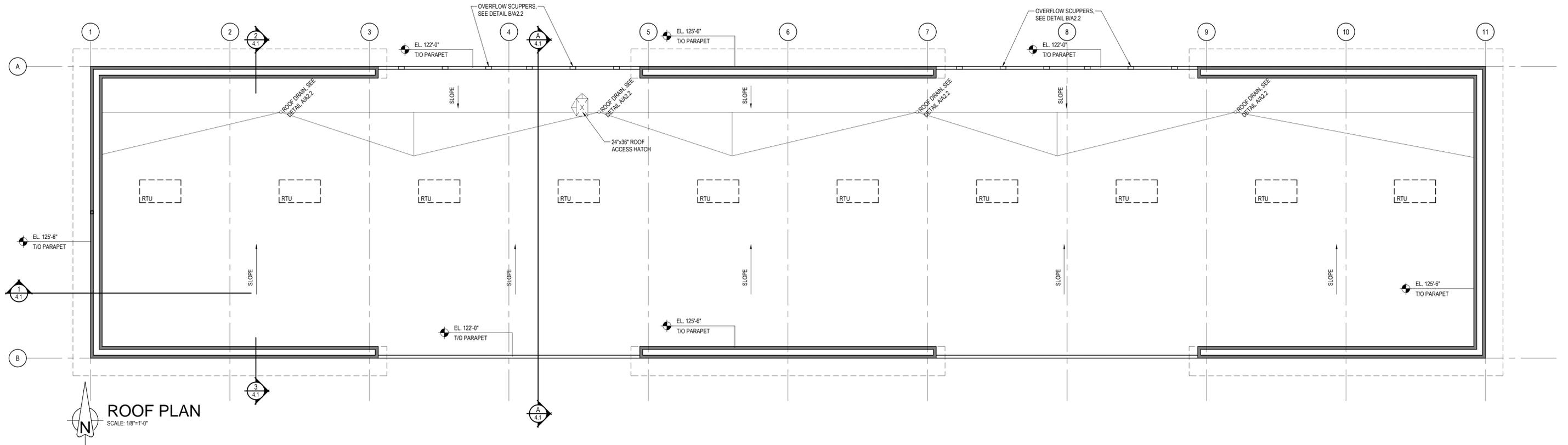
DRAWING TITLE:  
**FLOOR PLAN & DETAILS**

JOB NUMBER: 17-124  
DATE: Aug. 23, 18  
DRAWN BY: RSB

A2.1

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DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

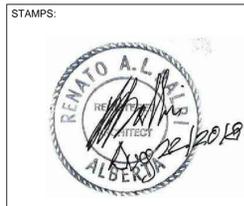


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PROJECT INFORMATION:  
**STRIP MALL**

LOT: 1  
BLOCK: 1  
PLAN: 584KS  
7101-50 AVE  
RED DEER, ALBERTA



ISSUE	DATE	DESCRIPTION
0	2018-08-22	ISSUED FOR CONSTRUCTION

DRAWING TITLE:  
**ROOF PLAN & DETAILS**

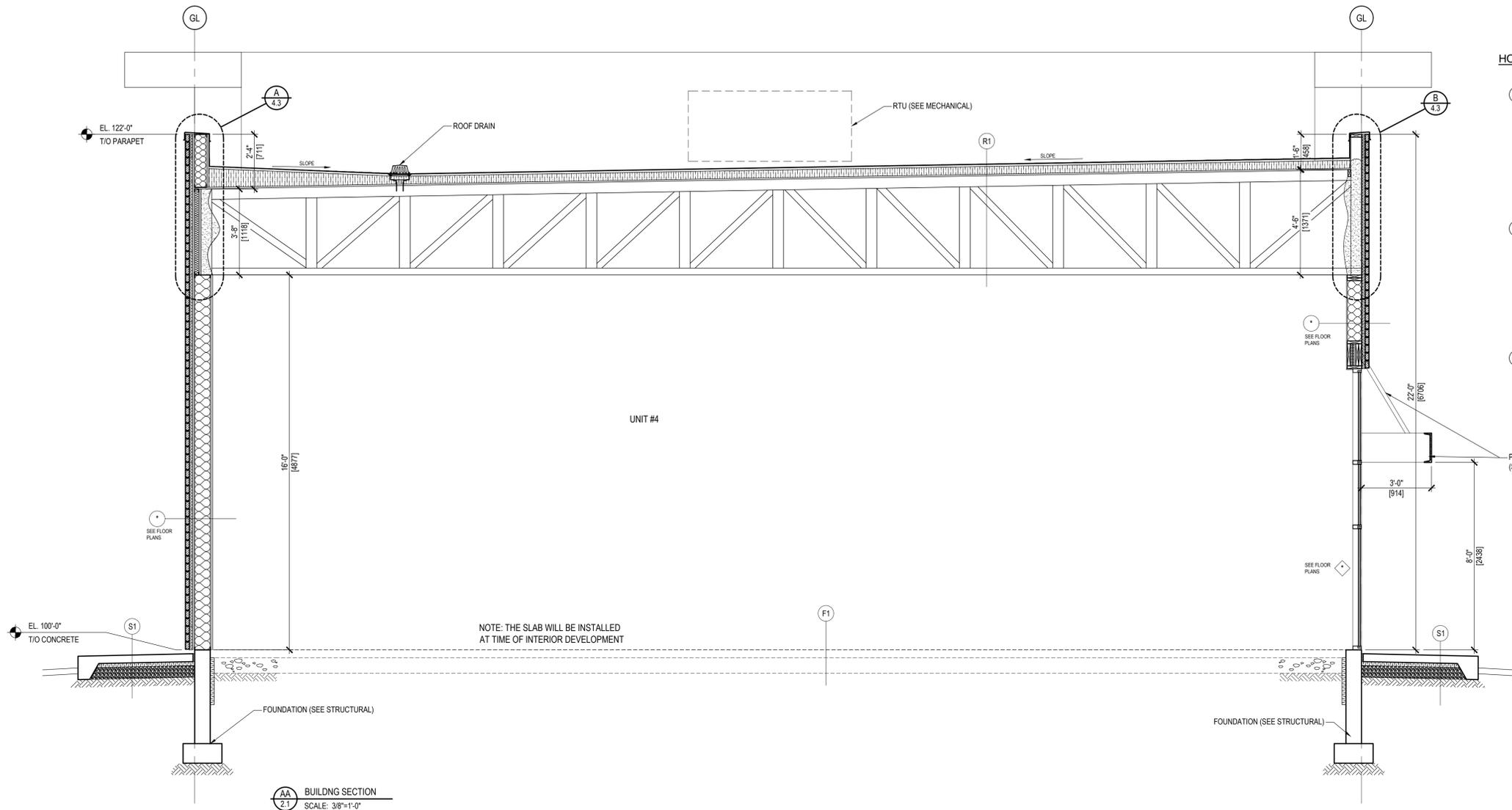
JOB NUMBER: 17-124  
DATE: Aug. 23, 18  
DRAWN BY: RSB

**A2.2**



DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

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**HORIZONTAL CONSTRUCTION TYPE SCHEDULE**

**ROOF TYPES:**  
**R1 TYPICAL ROOF**  
 (2) PLY MEMBRANE ROOFING (DESIGN TO ARCA SPEC - SOPREMA 2 OR EQUIV.)  
 1" FIBREBOARD COVER BOARD  
 MIN. 4" RIGID XPS INSULATION  
 (2) PLY ASPHALT AND FELT VAPOUR BARRIER  
 3/4" T&G SHEATHING  
 WOOD TRUSSES (SEE STRUCTURAL FOR SIZE AND SPACING)  
 ( $R_u = 5.49, U_u = 0.18, R_{in} = 31.17$ )

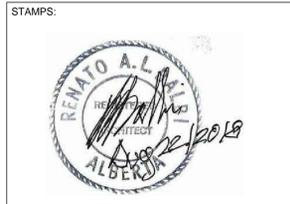
**FLOOR TYPES:**  
**F1 TYPICAL FUTURE FLOOR SLAB**  
 FLOOR FINISH  
 CONCRETE SLAB C/W MACHINE TROWEL FINISH AND SEALER (SEE STRUCTURAL) NOTE: THE SLAB WILL BE INSTALLED AT TIME OF INTERIOR DEVELOPMENT  
 6 mil POLY VAPOUR BARRIER  
 COMPACTED GRAVEL  
 NATIVE SUB-GRADE  
 (AS PER GEOTECHNICAL) (SEE STRUCTURAL FOR SLAB THICKNESS)  
 ( $R_u = 0.2, U_u = 5.0, R_{in} = 1.14$ )

**EXTERIOR SIDEWALK/PAD TYPES:**  
**S1 TYPICAL SIDEWALK/PAD**  
 CONCRETE SLAB W/ EDGE THICKENING AS PER DETAILS C/W BROOM FINISH  
 2" RIGID 'SM' INSULATION (ONLY REQUIRED WITHIN 4'-0" OF BUILDING)  
 COMPACTED GRAVEL  
 NATIVE SUB-GRADE  
 (AS PER GEOTECHNICAL)

PRIMED & PAINTED STEEL WINDOW CANOPY  
 (SEE STRUCTURAL FOR SIZE & LOCATIONS)



PROJECT INFORMATION:  
**STRIP MALL**  
 LOT: 1  
 BLOCK: 1  
 PLAN: 584KS  
 7101-50 AVE  
 RED DEER, ALBERTA



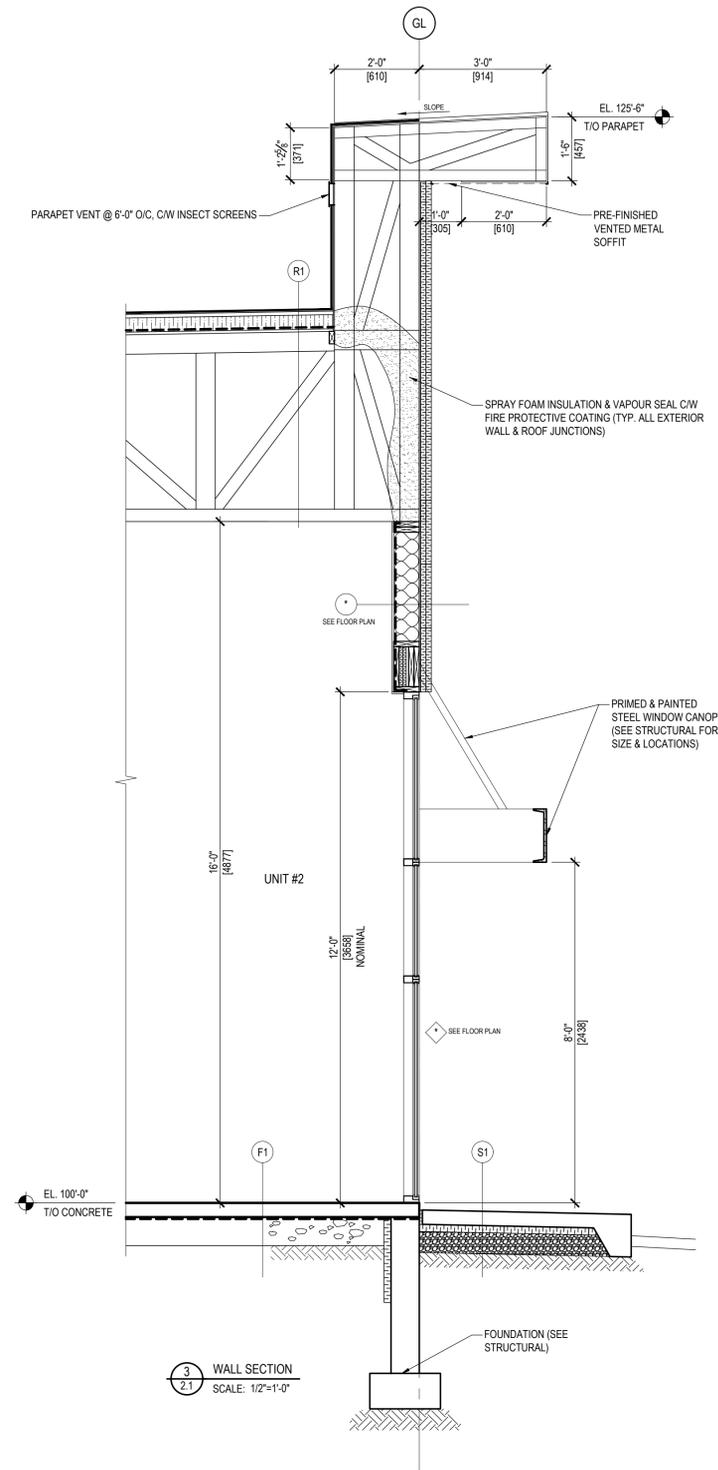
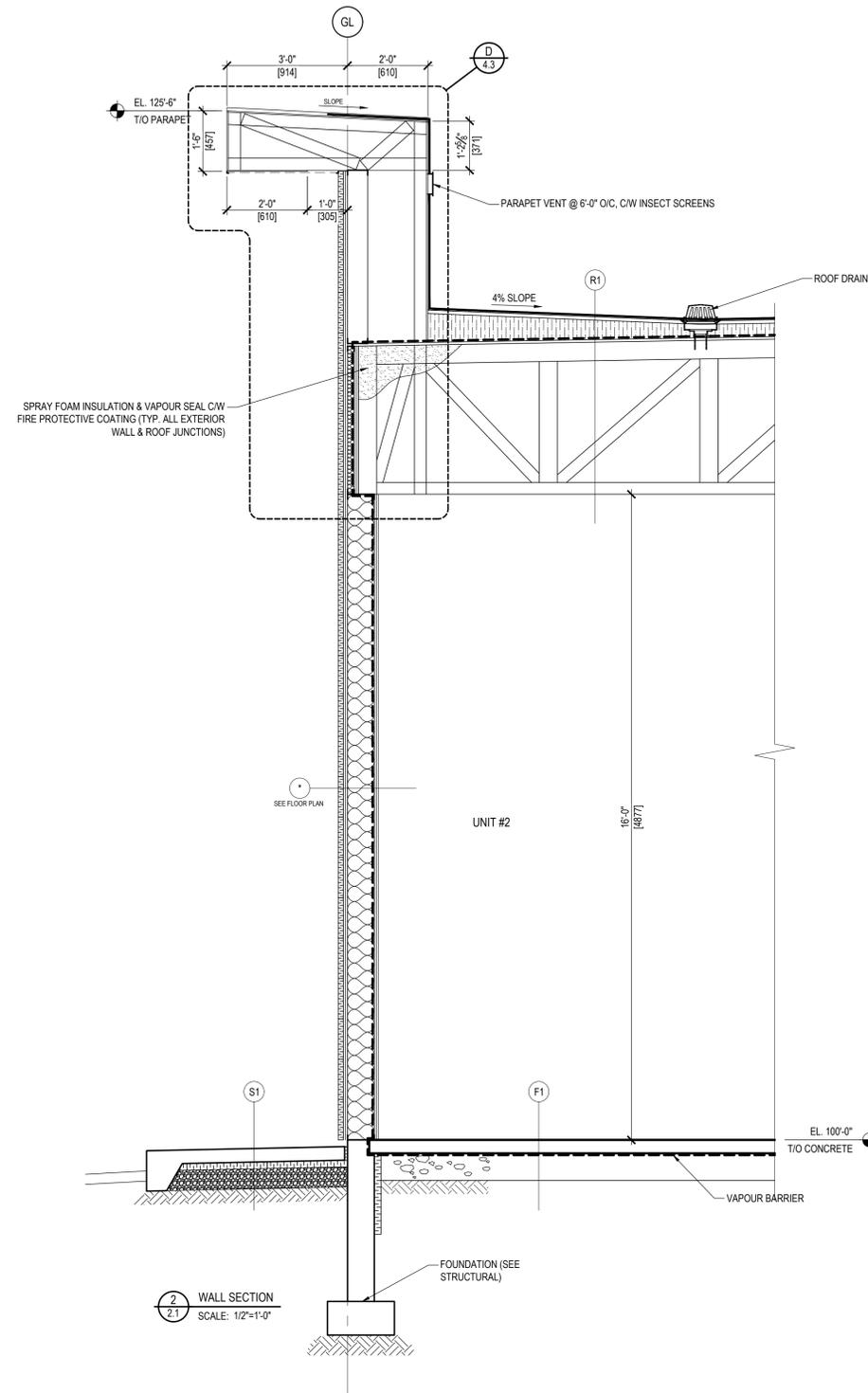
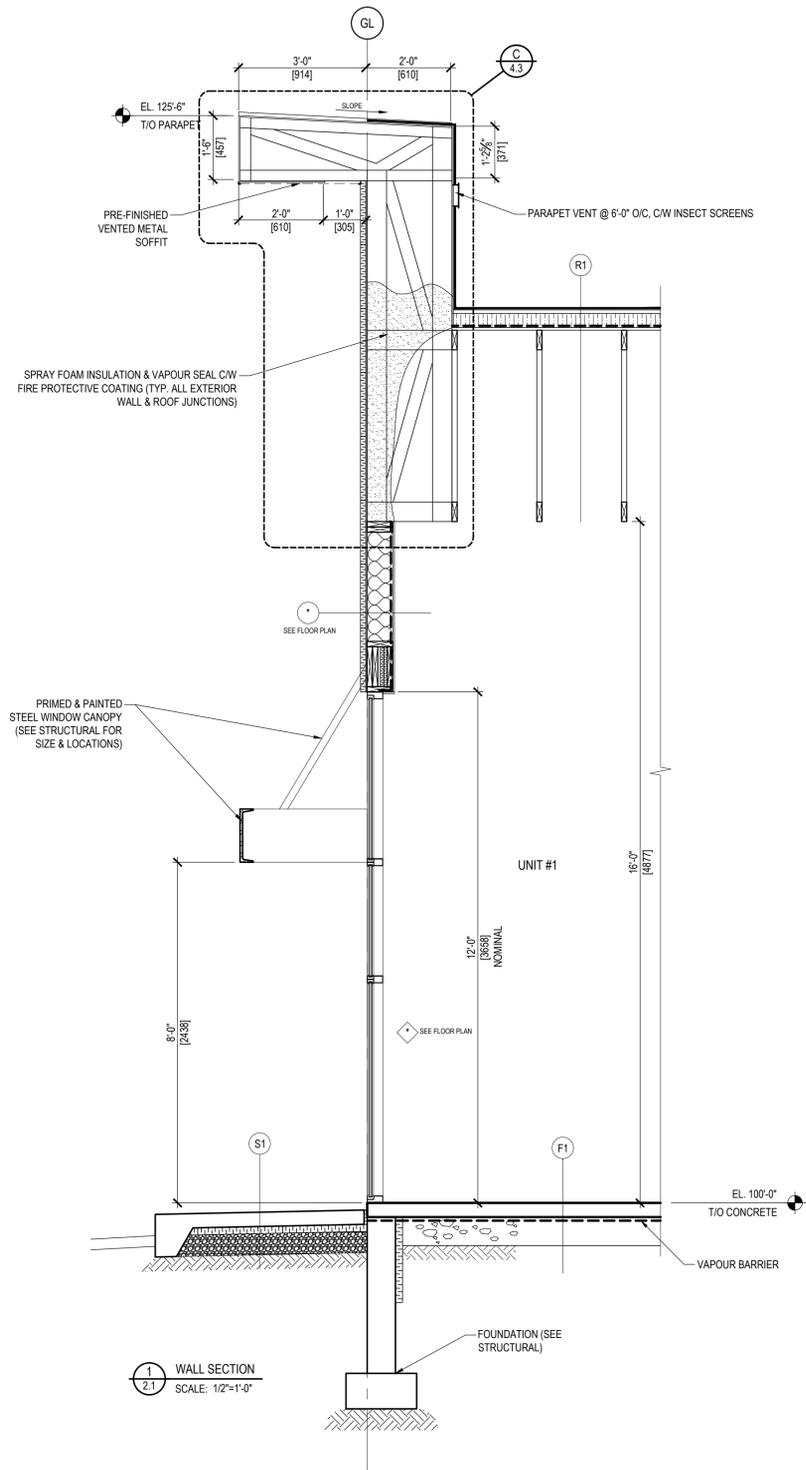
ISSUE	DATE YYYYMMDD	DESCRIPTION
0	2018-08-22	ISSUED FOR CONSTRUCTION

DRAWING TITLE:  
**BUILDING SECTION**

JOB NUMBER: 17-124  
 DATE: Aug. 23, 18  
 DRAWN BY: RSB  
**A4.1**

DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

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PROJECT INFORMATION:  
**STRIP MALL**

LOT: 1  
BLOCK: 1  
PLAN: 584KS  
7101-50 AVE  
RED DEER, ALBERTA

STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
0	2018-08-22	ISSUED FOR CONSTRUCTION
1		
2		
3		

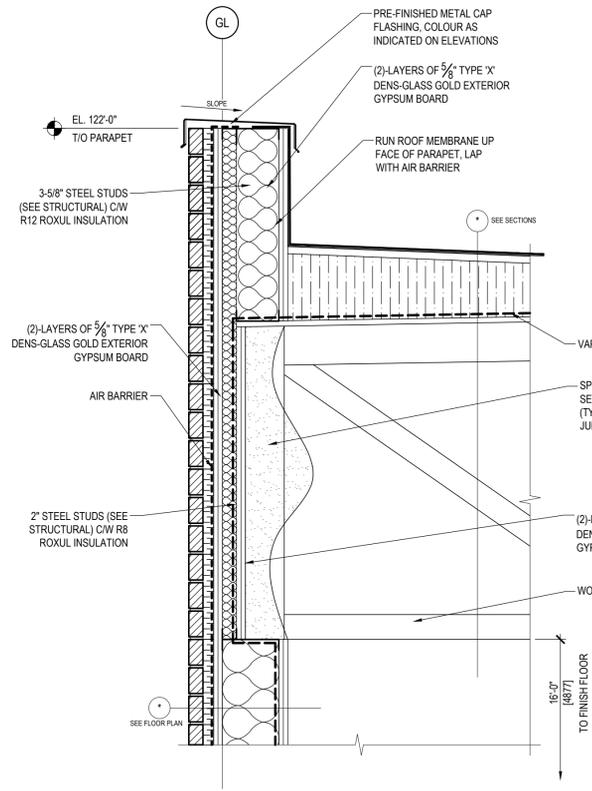
DRAWING TITLE:  
**WALL SECTIONS**

JOB NUMBER: 17-124  
DATE: Aug. 23, 18  
DRAWN BY: RSB

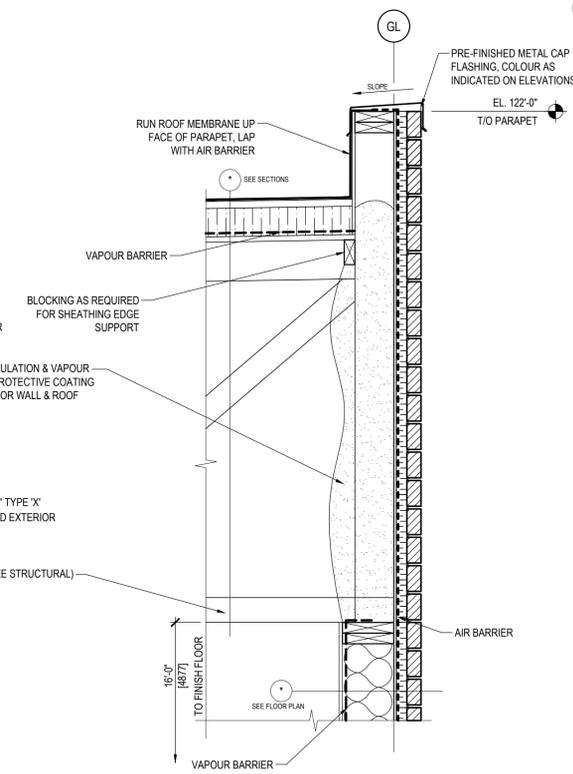
**A4.2**

DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

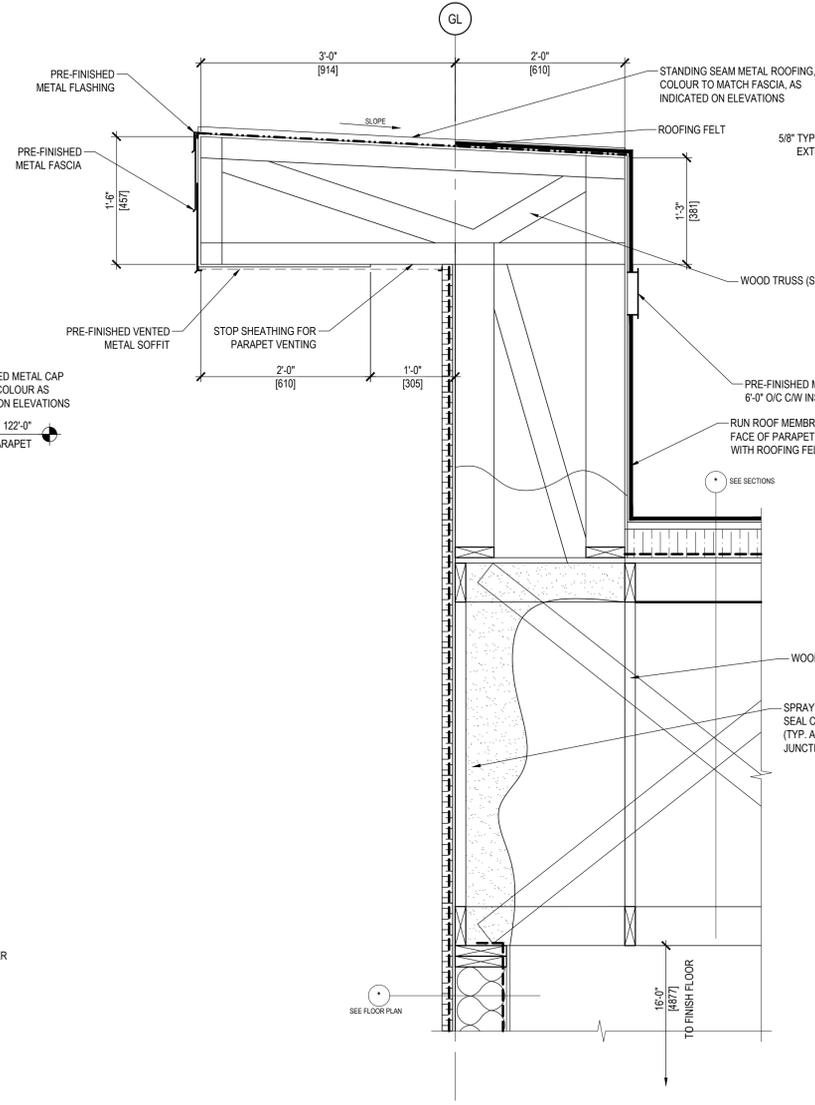
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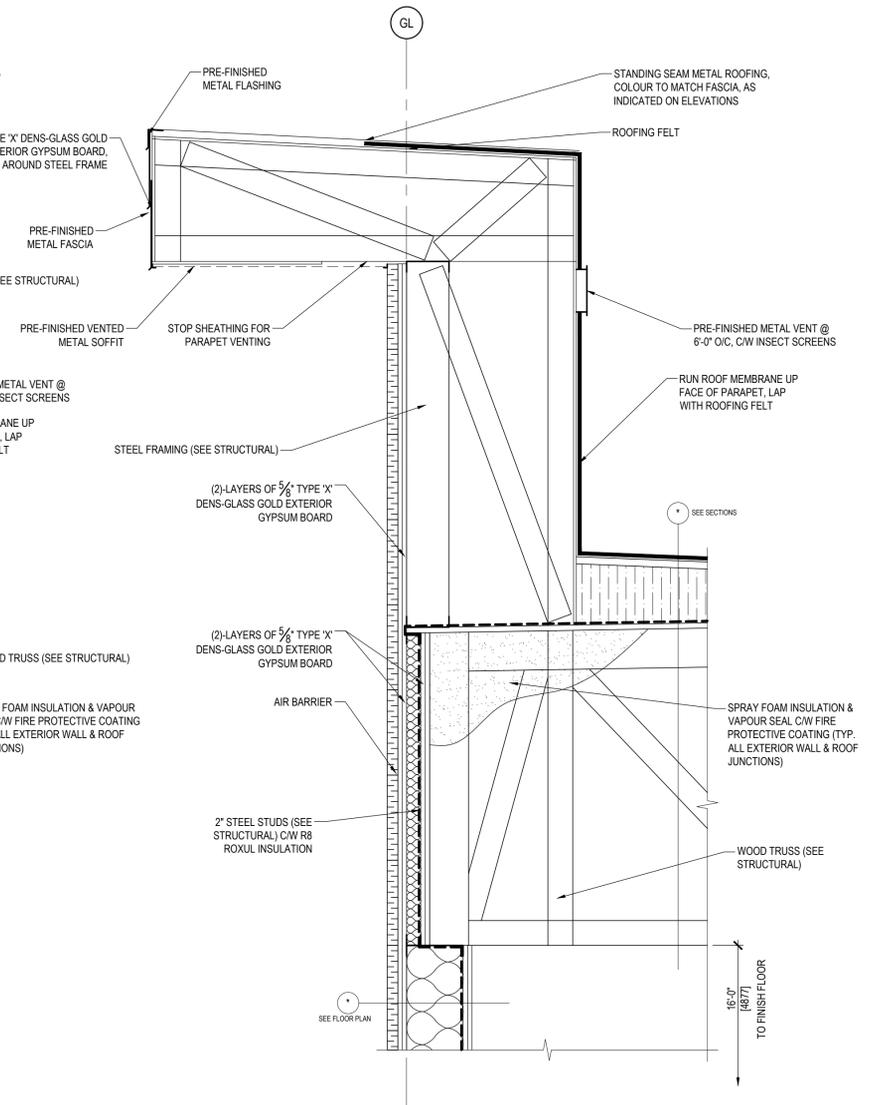
**A** PARAPET DETAIL  
SCALE: 1"=1'-0"



**B** PARAPET DETAIL  
SCALE: 1"=1'-0"



**C** PARAPET DETAIL  
SCALE: 1"=1'-0"



**D** PARAPET DETAIL  
SCALE: 1"=1'-0"



PROJECT INFORMATION:  
**STRIP MALL**

LOT: 1  
BLOCK: 1  
PLAN: 584KS  
7101-50 AVE  
RED DEER, ALBERTA

STAMPS:



ISSUE	DATE	DESCRIPTION
1	2018-09-14	REVISED STEEL STUDS
0	2018-08-22	ISSUED FOR CONSTRUCTION

DRAWING TITLE:  
**DETAILS**

JOB NUMBER: 17-124  
DATE: Sep. 14, 18  
DRAWN BY: RSB

**A4.3**



DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.

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# ARCHITECTURAL NOTES:

## 00 CONTRACTING REQUIREMENTS

- RESPONSIBILITY OF THE GENERAL CONTRACTOR / PROJECT MANAGER:**
- 1) REVIEW AND CONFIRM ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION START.
  - 2) REVIEW OF ALL CONSTRUCTION DOCUMENTS, ANY REPRESENTATIONS IN THESE DOCUMENTS (DWGS & SPECS) ARE FURNISHED MERELY FOR THE GENERAL INFORMATION OF THE CONTRACTORS AND ARE NOT IN ANY WAY WARRANTED OR GUARANTEED BY OR ON BEHALF OF THE OWNER OR THE OWNER'S CONSULTANTS AND SUB-CONSULTANTS EMPLOYEES, AND NEITHER THE OWNER NOR ITS CONSULTANTS OR ITS EMPLOYEES SHALL BE LIABLE FOR ANY REPRESENTATIONS, NEGLIGENCE OR OTHERWISE CONTAINED IN THESE DOCUMENTS.
  - 3) COORDINATION WITH ALL SUB TRADES AND SUPPLIERS.
  - 4) GETTING ANY REQUESTED SHOP DRAWINGS OR SAMPLES TO CONSULTANTS FOR APPROVAL PRIOR TO FABRICATION.
  - 5) SECURITY OF BUILDING AND BUILDING MATERIALS DURING CONSTRUCTION AND UNTIL CLIENT TAKE OVER.
  - 6) ALL TEMPORARY AND PERMANENT UTILITY COSTS.
  - 7) LOCATING ALL UTILITIES, NOTIFYING AUTHORITY EXERCISING JURISDICTION WHEN ANY WORK IS PLANNED IN THE VICINITY OF THE UTILITY, RELOCATION OR REMOVAL OF EXISTING SERVICES AS REQUIRED AND SUPPORT, ADEQUATE PROTECTION, AND MAINTENANCE OF SERVICES AFFECTED BY WORK UNDER THIS CONTRACT.
  - 8) COORDINATE AND HANDLE ALL SITE UTILITY & MUNICIPALITY SERVICE CHARGES FOR THE FOLLOWING WORKING DAYS BEING PAID BY THE OWNER DIRECTLY, ELECTRICAL SERVICES, GAS SERVICE, WATER & SEWER SERVICES, CURB CUT CHARGES, AND PHONE & CABLE SERVICES.
  - 9) BUILDING PERMIT AND ANY OTHER PERMITS REQUIRED FOR COMPLETION OF WORK.
  - 10) PRODUCING AND CIRCULATING MINUTES OF ALL SITE MEETINGS, WITHIN 4 WORKING DAYS.
  - 11) PROVIDE AND MAINTAIN SUITABLE OFFICE, SANITARY & FIRST-AID FACILITIES ON SITE.
  - 12) PROVIDE AND MAINTAIN NECESSARY STAIRS, LADDERS, SCAFFOLDING, CHUTES, HOISTS, ENCLOSURES, BARRIERS, RAILINGS, PLATFORMS, ETC., TO FACILITATE PERFORMANCE OF WORK.
  - 13) ERECT AND MAINTAIN TEMPORARY SITE ENCLOSURE APPROPRIATE TO SITE CONDITIONS.
  - 14) PROVIDE TEMPORARY DRAINAGE AND PUMPING NECESSARY TO KEEP SITE FREE FROM WATER.
  - 15) PROVIDE AND MAINTAIN WASTE & RECYCLING FACILITIES ON SITE.
  - 16) BE RESPONSIBLE FOR COORDINATION AND MAINTENANCE OF WORK IN A TIDY CONDITION, FREE FROM ACCUMULATION OF WASTE PRODUCTS AND DEBRIS. PROVIDE PROGRESSIVE CLEANING TO REMOVE WASTE, SNOW & ICE.
  - 17) PROVIDE FINAL CLEANING PRIOR TO SUBSTANTIAL COMPLETION.
  - 18) START OF ANY CONSTRUCTION MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.
  - 19) REPAIRING OR REPLACING ANY OTHER WORK OR PROPERTY DAMAGED BY WORK FROM THIS CONTRACT. MAKE GOOD EXISTING SIDEWALKS AND CURBS.
- SUB TRADES RESPONSIBILITY:**
- 1) ALL SUB TRADES ARE TO REVIEW AND CONFIRM THE EXISTING SITE & SERVICE CONDITIONS PRIOR TO START OF CONSTRUCTION, AND REPORT ANY ERRORS OR DISCREPANCIES TO THE CONSULTANT, FAILURE TO DO SO WILL MEAN ACCEPTANCE OF THE STATED CONDITIONS AS FOUND OR STATED.
  - 2) THE SCOPE OF EVERY SUB TRADE'S WORK SHALL BE IN ACCORDANCE WITH THE TRADE DEFINITIONS OF THE ALBERTA CONSTRUCTION TENDERING SYSTEM (ACTS).
  - 3) EVERY SUB TRADE MUST EXAMINE ALL DRAWINGS AND ALL SPECIFICATIONS INCLUDING MECHANICAL AND ELECTRICAL DIVISIONS, SO THAT THEY ARE FULLY CONVERSANT WITH ALL CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE CONTRACT DURING CONSTRUCTION.

- MECHANICAL/ELECTRICAL SUB TRADES RESPONSIBILITIES:**
- 1) THE MECHANICAL/ELECTRICAL CONTRACTOR IS TO SUBMIT THE FOLLOWING IN DUPLICATE TO PRIME CONSULTANT UPON SUBSTANTIAL COMPLETION OF THE PROJECT:
    - a) MECHANICAL OPERATION & MAINTENANCE MANUALS C/W APPLICABLE GUARANTEE CERTIFICATES ON ALL EQUIPMENT.
    - b) AIR BALANCE CERTIFICATE.
    - c) ELECTRICAL OPERATION & MAINTENANCE MANUALS C/W APPLICABLE GUARANTEE CERTIFICATES ON ALL EQUIPMENT.
    - d) MECHANICAL AS-BUILT DRAWINGS.
    - e) ELECTRICAL AS-BUILT DRAWINGS.
    - f) VERIFICATION OF FIRE ALARM SYSTEM (IF APPLICABLE) C/W CERTIFICATE BY QUALIFIED PROFESSIONAL ENGINEER.
  - 2) TURN OVER OF THE FACILITY TO THE OWNER UPON COMPLETION:
    - a) COMMISSIONING FACILITY TO THE OWNER.
    - b) PROVIDE SCHEDULE OF ALL NECESSARY PERIODIC MAINTENANCE OF ALL EQUIPMENT.
  - 3) THE MECHANICAL/ELECTRICAL CONTRACTOR IS TO CO-ORDINATE WITH THE FOUNDATION AND FRAMING CONTRACTORS TO ENSURE ALL SLEEVES, HOLES AND OPENINGS REQUIRED FOR THE MECHANICAL/ELECTRICAL WORK ARE ALLOWED FOR PRIOR TO CONSTRUCTION.
  - 4) ALL MECHANICAL AND ELECTRICAL SERVICE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES ARE TO BE FIRE STOPPED IN ACCORDANCE WITH THE ULC FIRE STOP SYSTEM AND COMPONENTS.
  - 5) FOR MECHANICAL ROOMS WITH COLD AIR INTAKES ALL COLD AIR INTAKE DUCTS SHALL BE INSULATED AND ANY WATER LINES AND WATER METERS WITHIN THE SAME ROOM SHALL BE INSULATED AND HEAT TRACED IF WITHIN 6" OF THE COLD AIR INTAKE. IN ADDITION A 3KW ELECTRIC FORCE FLOW HEATER WITH INTEGRAL THERMOSTAT CONTROL SHALL BE INSTALLED DIRECTLY BESIDE THE WATER METER AND SPRINKLER SYSTEM TREE, IF APPLICABLE.

- CONFLICT BETWEEN DOCUMENTS:**
- 1) DRAWINGS AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH EACH OTHER, AND IN THE CASE OF CONFLICTS THE DRAWINGS GENERALLY GOVERN WITH MORE DETAILED DRAWINGS TAKING PRECEDENCE. INFORM CONSULTANT(S) OF ANY CONFLICTS FOR CONFIRMATION.
  - 2) TENDER INSTRUCTIONS SHALL GOVERN OVER THE DRAWINGS AND SPECIFICATIONS WHERE ANY CONFLICT ARISES.

- SHOP DRAWINGS:**
- 1) SHOP DRAWING SUBMITTALS (TO PRIME CONSULTANT), AS REQUIRED PER DISCIPLINE, SHALL CONSIST OF: FOUR (4) COPIES OR ONE (1) ELECTRONIC FILE FOR EACH REQUIRED SHOP DRAWING, MUST BEAR EVIDENCE OF REVIEW BY GENERAL CONTRACTOR AND BE SUBMITTED A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO DATE REVIEWED SUBMITTALS WILL BE NEEDED.
  - 2) CONSULTANTS REVIEW OF SHOP DRAWINGS AND DATA SHEETS COVERS GENERAL DESIGN CONCEPT ONLY. ERRORS OR DISCREPANCIES WILL BE MARKED IF NOTICED, BUT THIS REVIEW WILL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO COMPLETE THE WORK AS SHOWN AND SPECIFIED IN THE CONTRACT DOCUMENTS.
  - 3) DISTRIBUTION OF SHOP DRAWINGS TO TRADES AFFECTED IS THE RESPONSIBILITY OF THE CONTRACTOR.

- LEGAL SURVEY CERTIFICATE:**
- 1) GENERAL CONTRACTOR IS TO PROVIDE THE OWNER WITH A LEGAL SURVEY CERTIFICATE WITHIN 30 DAYS OF COMPLETION OF THE FOUNDATION. THIS CERTIFICATE IS TO SHOW THE NEW BUILDING LOCATION AND ALL STRUCTURES ON THE SITE. A COPY OF THIS CERTIFICATE IS ALSO TO BE SENT TO THE PRIME CONSULTANT.

- CONSTRUCTION INSURANCE:**
- a) PERSONAL BODILY INJURY, INCLUDING DEATH INSURANCE IN THE AMOUNT OF NOT LESS THAN \$5,000,000.00.
  - b) PROPERTY DAMAGE INSURANCE IN THE AMOUNT NOT LESS THAN \$5,000,000.00.
  - c) OWNER AUTOMOBILE LIABILITY INSURANCE IN THE AMOUNT NOT LESS THAN \$5,000,000.00.
  - d) BUILDERS RISK INSURANCE IN THE TOTAL AMOUNT OF THE CONTRACT.
- 2) THE GENERAL CONTRACTOR, THE OWNER, AND THE PRIME CONSULTANT ARE TO BE NAMED THE CO-INSURED ON THE ABOVE STATED INSURANCE POLICIES.
- 3) NO CONSTRUCTION WORK IS TO BEGIN UNTIL SUCH INSURANCE IS IN PLACE AND EVIDENCE IN WRITING IS PRESENTED TO THE PRIME CONSULTANT CERTIFYING THE SAME.

- LIABILITY & DISPUTE RESOLUTION:**
- 1) THE PRIME CONSULTANTS LIABILITY, IN THE EVENT OF A CLAIM AGAINST IT OR ANY OF ITS EMPLOYEES, AGENTS OR REPRESENTATIVES RELATED TO THE CONSULTING SERVICES FOR THIS PROJECT, WHETHER IN CONTRACT OR TORT, IS LIMITED TO THE TOTAL AMOUNT OF FEES PAID BY THE CLIENT TO THE PRIME CONSULTANT RELATED TO THIS PROJECT AND AT THE TIME THE CLAIM IS MADE, AND SHALL ONLY BE RECOVERABLE FROM THE PRIME CONSULTANT IN RESPECT OF THE LOSS OR DAMAGE WHICH IS DIRECTLY ATTRIBUTABLE TO NEGLIGENCE ACTS OR OMISSIONS OF THE PRIME CONSULTANT, IN ANY EVENT THE PRIME CONSULTANT SHALL NOT, UNDER ANY CIRCUMSTANCES, BE LIABLE FOR OR CONSEQUENTIAL LOSS OR DAMAGE, SUCH AS LOSS DUE TO DELAYS TO THE PROJECT, LOSS OF EARNINGS OR LOSS OF PROFITS HOWSOEVER CAUSED.
  - 2) THE PRIME CONSULTANT SHALL NOT BE HELD LIABLE FOR ANY TYPE OF LOSS, DAMAGE, CLAIM, INJURY OR DEFENSE COSTS RESULTING FROM THE GROWTH OF MOLDS, FUNGI, BIO-CONTAMINANTS OR ANY PRODUCT THEREFROM.
  - 3) PARTIES IN DISPUTE MAY GIVE NOTICE AT ANY TIME AND WITH RESPECT TO ANY DISPUTE, THE DISPUTE SHALL BE:
    - a) FIRSTLY, REFERRED TO TWO REPRESENTATIVES, ONE A REPRESENTATIVE OF THE PRIME CONSULTANT, AND THE OTHER A REPRESENTATIVE OF THE DISPUTANT, FOR SETTLEMENT NEGOTIATIONS. FAILING FINAL RESOLUTION OF THE MATTER WITHIN THIRTY DAYS FROM SUCH REFERENCE.
    - b) THE DISPUTE SHALL BE REFERRED TO A MEDIATOR MUTUALLY AGREED UPON BY THE PARTIES FOR NON-BINDING MEDIATION. THE PRIME CONSULTANT SHALL NOT BE HELD DEER IN THE PROVINCE OF ALBERTA, THE COSTS OF SUCH MEDIATION SHALL BE BORNE EQUALLY BY THE PARTIES. SUCH MEDIATION IS TO BE HELD WITHIN NINETY DAYS OF THE END OF NEGOTIATIONS PURSUANT TO SUB CLAUSE 1.
    - c) FAILING FINAL RESOLUTION OF THE MATTER BY MEDIATION, THE PARTIES MAY REFER THE MATTER TO BINDING ARBITRATION IN ACCORDANCE WITH THE PROVISIONS OF THE ARBITRATION ACT OF THE PROVINCE OF ALBERTA. THE PLACE OF THE ARBITRATION SHALL BE RED DEER IN THE PROVINCE OF ALBERTA, SUCH ARBITRATION SHALL BE BY A SINGLE ARBITRATOR WHO SHALL BE AGREED UPON BY THE PARTIES, FAILING WHICH SUCH SINGLE ARBITRATOR SHALL BE APPOINTED PURSUANT TO THE PROVISIONS OF THE APPLICABLE ARBITRATION ACT.

- DELAY CLAIMS:**
- 1) THE CONTRACTOR AND THE SUBCONTRACTORS SHALL HAVE NO CLAIM OR RIGHT OF ACTION AGAINST THE OWNER OF THE PROPERTY OR THE CONSULTANTS FOR DAMAGES, COSTS, EXPENSES, LOSS OF PROFITS, OR OTHERWISE HOWSOEVER CAUSED, BY REASON OF ANY DELAY IN THE FULFILLMENT OF THE CONTRACT WITH THE TIME LIMITED THEREFORE OCCASIONED BY ANY CAUSE OR EVENT WITHIN OR WITHOUT THE CONTRACTOR'S AND/OR SUBCONTRACTOR'S CONTROL, AND WHETHER OR NOT SUCH DELAY MAY HAVE RESULTED FROM ANYTHING DONE OR NOT DONE BY THE OWNER AND/OR THE CONSULTANTS UNDER THIS CONTRACT.

## 01 GENERAL REQUIREMENTS

- HEALTH, SAFETY AND REGULATORY REQUIREMENTS:**
- 1) ALL CONSTRUCTION IS TO MEET THE FOLLOWING CODES & STANDARDS, THE MORE STRINGENT TO GOVERN.
    - a) ALBERTA BUILDING CODE.
    - b) LOCAL BY-LAWS.
    - c) WORKMENS COMPENSATION ACT.
    - d) OCCUPATIONAL HEALTH AND SAFETY ACT.
  - 2) CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SITE SAFETY PROVISIONS IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.

- SITE REVIEWS:**
- 1) THE OWNER OR CONTRACTOR MUST CONTACT CONSULTANT(S) TO PERFORM ON SITE REVIEWS AT THE FOLLOWING STAGES:
    - a) EXCAVATION, SHORING & UNDERPINNING. GROUNDWATER INVESTIGATION & CONTROL, STRUCTURAL CAPACITY OF SOILS AND BACKFILL MATERIAL & COMPACTION AS REQUIRED BY THE GEOTECHNICAL CONSULTANT.
    - b) FOUNDATION (BY STRUCTURAL CONSULTANT), AS SPECIFIED ON FOUNDATION DRAWINGS.
    - c) STRUCTURAL FRAMING (BY STRUCTURAL CONSULTANT), AS SPECIFIED ON THE STRUCTURAL DRAWINGS.
    - d) MECHANICAL SYSTEM (BY MECHANICAL CONSULTANT), AS SPECIFIED ON THE MECHANICAL DRAWINGS.
    - e) ELECTRICAL SYSTEM (BY ELECTRICAL CONSULTANT), AS SPECIFIED ON THE ELECTRICAL DRAWINGS.
    - f) VAPOUR BARRIER, FIRE RATED GYPSUM BOARD AND SUBSTANTIAL COMPLETION (BY PRIME CONSULTANT), WHEN APPROXIMATELY 95% OF BUILDING AND FINISHING IS COMPLETE.
    - g) FINAL COMPLETION (BY PRIME CONSULTANT).
  - 2) CONSULTANT IS TO BE INFORMED A MINIMUM OF 24 HOURS PRIOR TO EACH INSPECTION. THESE SITE REVIEWS BY CONSULTANT ARE REQUIRED REGARDLESS OF INSPECTIONS OR REVIEWS PERFORMED BY OTHER PERMIT ISSUING AGENCIES. FAILURE TO OBTAIN THESE SITE REVIEWS WILL RESULT IN THE CONSULTANT(S) NOT ISSUING THE SIGNED AND SEALED SCHEDULE C2 - ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE FROM THE ALBERTA BUILDING CODE, WHICH IS REQUIRED WHEN APPLYING FOR OCCUPANCY PERMIT.

- EXTERIOR INSULATION & FINISH SYSTEM (EIFS):**
- 1) ACRYLIC STUCCO IS ONLY TO BE APPLIED WHEN TEMPERATURES ARE ABOVE 51°F (10°C). UNLESS MEANS ARE PROVIDED TO PROTECT WORK FOR ENTIRE CURING PROCESS.
  - 2) STUCCO MIXING, PROPORTIONING AND APPLYING ARE TO BE AS PER MANUFACTURERS SPECIFICATIONS.
  - 3) EXTERIOR SHEATHING SHALL CONSIST OF DENS-GLAS GOLD GLASS MAT FACED GYPSUM SHEATHING, NOM. 1/2" (12mm) THICKNESS CONFORMING TO ASTM C1177 OR 518" (16mm) DENS-GLAS GOLD FIREGUARD (AS REQUIRED).
  - 4) INSULATION SHALL BE EXPANDED POLYSTYRENE BOARD (EPS) CONFORMING TO CANULC-S701, TYPE 1, BEAD TYPE, THERMAL RESISTANCE R=2.16 (0.625m), FLAME SPREAD RATING 0 (ZERO).
  - 5) GLASS FIBRE REINFORCING MESH, MINIMUM 4.5oz/sq yd (153g/m<sup>2</sup>) WEIGHT WITH MIN. 150lb/inch TENSILE STRENGTH EMBEDDED IN ACRYLIC BASE COAT (PRIMER/ADHESIVE) APPLIED IN 1/16" (2mm) THICKNESS. LAP REINFORCING MESH MIN. 2" (50mm) ON ALL SIDES.
  - 6) APPLY FINISH COAT OF ACRYLIC WALL COATING APPROX. 1/16" (2mm) THICK OF MEDIUM TEXTURE FINISH, OR TO FINISH TYPE AND STYLE AS SPECIFIED ON THE DRAWINGS.
  - 7) FOR ACRYLIC STUCCO APPLIED OVER BUILD-OUTS & OUTSIDE CORNERS APPLY SPECIFIC CORNER GLASS FIBRE REINFORCING MESH, MIN. 8oz/sq yd (206g/m<sup>2</sup>) WEIGHT WITH MIN. 540lb/inch TENSILE STRENGTH.

- PRODUCTS:**
- 1) ALL PRODUCTS, MATERIALS, EQUIPMENT, PARTS OR ASSEMBLIES SHALL BE ABOVE #140°F, UNLESS MEANS ARE PROVIDED TO PROTECT WORK ITEMS, OF BEST QUALITY COMPATIBLE WITH DOCUMENTS REQUIREMENTS FOR PURPOSE INTENDED COMPLETE WITH APPLICABLE DELIVERY, STORAGE AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS IN ORDER TO PREVENT DAMAGE, DETERIORATION AND SOILING.
  - 2) BUILDERS RISK INSURANCE SHALL BE DONE AS PER MANUFACTURER'S PRINTED INSTRUCTIONS AND DATA, OR TO COMMON ACCEPTED TRADE PRACTICES, BUT NOT LESS THAN TO ENGINEER'S APPROVAL.
  - 3) INSULATION SHALL BE MINERAL FIBER INSULATION BOARD CONFORMING TO ASTM C1177 OR 518" (16mm) DENS-GLAS GOLD FIREGUARD (AS REQUIRED).
  - 4) INSULATION FIBER INSULATION BOARD CONFORMING TO CANULC-S114, THE INSULATION BOARDS MUST BE MECHANICALLY FASTENED USING GALVANIZED SCREWS AND DISC-TYPE WASHERS SPACED AT MAX. 12" (300mm) CENTERS EACH WAY.
  - 5) GLASS FIBRE REINFORCING MESH, MINIMUM 4.5oz/sq yd (153g/m<sup>2</sup>) WEIGHT WITH MIN. 150lb/inch TENSILE STRENGTH EMBEDDED IN NON-COMBUSTIBLE BASE COAT (PRIMER/ADHESIVE) APPLIED IN 1/16" (2mm) THICKNESS. LAP REINFORCING MESH MIN. 2" (50mm) ON ALL SIDES.
  - 6) APPLY FINISH COAT OF ACRYLIC WALL COATING APPROX. 1/16" (2mm) THICK OF MEDIUM TEXTURE FINISH, OR TO FINISH TYPE AND STYLE AS SPECIFIED ON THE DRAWINGS.
  - 7) FOR ACRYLIC STUCCO APPLIED OVER BUILD-OUTS & OUTSIDE CORNERS APPLY SPECIFIC CORNER GLASS FIBRE REINFORCING MESH, MIN. 8oz/sq yd (206g/m<sup>2</sup>) WEIGHT WITH MIN. 540lb/inch TENSILE STRENGTH.
- PRODUCT OPTIONS:**
- 1) ALTERNATES FOR ANY ITEM/MATERIAL/EQUIPMENT STATED ON THESE DRAWINGS ARE DEEMED APPROVED IF:
    - a) THEY MEET OR EXCEED THE RECOMMENDED STANDARDS SET OUT IN THE ALBERTA AND NATIONAL BUILDING CODES, AND;
    - b) THEY MEET OR EXCEED THE SPECIFICATIONS SET OUT FOR THAT PARTICULAR ITEM, MATERIAL AND/OR EQUIPMENT STATED ON THE DRAWINGS; OR
    - c) THEY MEET OR EXCEED THE SPECIFICATIONS SET OUT IN OUR SPECIFICATIONS BOOK, IF APPLICABLE OR IN OUR DRAWING NOTES. ITEMS THAT MUST HAVE WRITTEN APPROVAL FROM THE OWNER OR CONSULTANT ARE:
      - a) BUILDING AND CONSTRUCTION DESIGNS AND MATERIALS THAT MAY ALTER ANY PHYSICAL SIZE OR DETAIL SHOWN IN THESE PLANS.
      - b) ANY ITEM THAT DEALS WITH THE STRUCTURAL RIGIDITY OF ANY STRUCTURAL PORTION OF THE BUILDING ITSELF.
      - c) ANY ITEM WHERE THERE WOULD NOW BE A NEW COLOUR, TEXTURE, AND/OR FINISH OTHER THAN THAT SPECIFIED ON OUR DRAWINGS.
  - 2) IF A SUB TRADE OR SUPPLIER MAKES THE ASSUMPTION THAT THEIR ITEM IS NOT BEING USED, BUT IS THEN FOUND TO NOT MEET OR EXCEED THE SPECIFICATIONS AFTER IT IS INSTALLED, THEN THAT SUB TRADE OR SUPPLIER MAY BE REQUIRED TO REMOVE, CORRECT AND/OR REPLACE THAT ITEM AT THEIR OWN COST, AS REQUIRED, TO BRING IT UP TO THE SPECIFICATIONS.

- DEMOLITION AND REMOVAL OF EXISTING BUILDING / STRUCTURE:**
- 1) ALL DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH CSA S350-M1980, 'CODE OF PRACTICE FOR SAFETY IN DEMOLITION OF STRUCTURES'.
  - 2) EXISTING BUILDINGS, STRUCTURES AND FOUNDATION OR PARTS THERE OF ALONG WITH ALL DEBRIS FOR AREA INDICATED IS TO BE REMOVED AND DISPOSED OF.
  - 3) CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT WORK FROM MOVEMENT OR SETTLEMENT DURING DEMOLITION, AND MAKE GOOD ANY DAMAGE TO EXISTING STRUCTURE.
  - 4) ALL EXCAVATIONS SHALL BE WITH WELL GRADED GRANULAR OR NON-EXPANSIVE COHESIVE MATERIAL PLACED IN LIFTS OF 8" (200mm), COMPACTING EACH LIFT TO A MIN. 100% STANDARD PROCTOR MAX. DRY DENSITY. CLAY FILL BACKFILL MATERIAL CAN BE USED ONLY AS FILL FOR SITE GRADING OF NON-STRUCTURAL AREAS ONLY.
  - 5) AN INDEPENDENT LICENSED SOILS CONSULTANT, WORKING IN CONJUNCTION WITH STRUCTURAL CONSULTANTS, IS TO OVERSEE ALL STAGES OF THE EXCAVATION OF THE WORK AND HIS REPORT IS TO BE OBTAINED REGARDING THE TYPE OF FILL TO BE USED, ITS MOISTURE CONTENT, TYPE OF COMPACTION EQUIPMENT TO BE EMPLOYED AND THE DEGREE OF COMPACTION NECESSARY.

## 02 EXISTING CONDITIONS

- DIMENSIONS:**
- 1) ALL DIMENSIONS ARE TO BE CONFIRMED PRIOR TO STARTING CONSTRUCTION AND ANY ERRORS OR DISCREPANCIES ARE TO BE REPORTED TO CONSULTANT(S).

- MANUFACTURERS:**
- 1) ALL MANUFACTURERS ARE TO CONFIRM THE SITE CONDITIONS AND SITE MEASUREMENTS TO THE GENERAL CONTRACTOR PRIOR TO ANY FABRICATION AND REPORT TO CONSULTANT ANY ERRORS OR DISCREPANCIES.

## 07 THERMAL AND MOISTURE PROTECTION

- INSULATION:**
- 1) BATT INSULATION (ATTIC & WALLS) SHALL BE FIBROUS GLASS FRICION FIT BATTS TO CANULC-S702-97, TO THICKNESS OR R (RSI) VALUE INDICATED.
  - 2) RIGID INSULATION (FOUNDATION & SIDEWALKS) SHALL BE EXTRUDED POLYSTYRENE (XPS) TO CANULC-S701, TYPE 4, MIN. COMPRESSIVE STRENGTH 109psi (78kPa), THERMAL RESISTANCE R=2.16 (0.625m) TO THICKNESS INDICATED. ADHESIVE, TO CGSB 71-GP-24M, TYPE C-MEDIUM TROVEL CONSISTENCY AND/OR TYPE D-GUN OR KNIFE CONSISTENCY.
  - 3) MINERAL WOOL INSULATION (FIRE STOPPING) SHALL BE MINERAL WOOL FIBRE TYPE, FIRE BATT INSULATION PRODUCT, CONFORMING TO CANULC-S702-97, TYPE 1, THERMAL RESISTANCE OF R=4.3INCH (RSI 0.1625mm), FLAME SPREAD RATING 0 (ZERO).
  - 4) SPRAYED ON INSULATION (WALL/ROOF JUNCTION & AROUND OPENINGS) SHALL BE ONE COMPONENT POLYURETHANE TYPE SPRAY CONFORMING TO CANULC-S705.1, THERMAL RESISTANCE R=INCH (RSI 1.0625mm), DENSITY 1.90 (104 kg/m<sup>3</sup>), MAX. FLAME SPREAD 378 & SMOKE DEVELOPMENT 288. FOR EXPOSED SPRAYED INSULATION PROVIDE CEMENTITIOUS OR MINERAL FIBRE FIREPROOF PROTECTIVE COATING CONFORMING TO CANULC-S101, WITH A MIN. DENSITY OF 12 pcf (200 kg/m<sup>3</sup>), MAX. FLAME SPREAD 25 & SMOKE DEVELOPMENT 50.

- NON-COMBUSTIBLE EXTERIOR INSULATION & FINISH SYSTEM (EIFS-NC):**
- 1) ACRYLIC STUCCO IS ONLY TO BE APPLIED WHEN TEMPERATURES ARE ABOVE 51°F (10°C). UNLESS MEANS ARE PROVIDED TO PROTECT WORK FOR ENTIRE CURING PROCESS.
  - 2) STUCCO MIXING, PROPORTIONING AND APPLYING ARE TO BE AS PER MANUFACTURERS SPECIFICATIONS.
  - 3) EXTERIOR SHEATHING SHALL CONSIST OF DENS-GLAS GOLD GLASS MAT FACED GYPSUM SHEATHING, NOM. 1/2" (12mm) THICKNESS CONFORMING TO ASTM C1177 OR 518" (16mm) DENS-GLAS GOLD FIREGUARD (AS REQUIRED).
  - 4) INSULATION SHALL BE EXPANDED POLYSTYRENE BOARD (EPS) CONFORMING TO CANULC-S701, TYPE 1, BEAD TYPE, THERMAL RESISTANCE R=2.16 (0.625m), FLAME SPREAD RATING 0 (ZERO).
  - 5) GLASS FIBRE REINFORCING MESH, MINIMUM 4.5oz/sq yd (153g/m<sup>2</sup>) WEIGHT WITH MIN. 150lb/inch TENSILE STRENGTH EMBEDDED IN ACRYLIC BASE COAT (PRIMER/ADHESIVE) APPLIED IN 1/16" (2mm) THICKNESS. LAP REINFORCING MESH MIN. 2" (50mm) ON ALL SIDES.
  - 6) APPLY FINISH COAT OF ACRYLIC WALL COATING APPROX. 1/16" (2mm) THICK OF MEDIUM TEXTURE FINISH, OR TO FINISH TYPE AND STYLE AS SPECIFIED ON THE DRAWINGS.
  - 7) FOR ACRYLIC STUCCO APPLIED OVER BUILD-OUTS & OUTSIDE CORNERS APPLY SPECIFIC CORNER GLASS FIBRE REINFORCING MESH, MIN. 8oz/sq yd (206g/m<sup>2</sup>) WEIGHT WITH MIN. 540lb/inch TENSILE STRENGTH.

- PREFINISHED ALUMINUM WINDOWS:**
- 1) PREFINISHED ALUMINUM, THERMALLY BROKEN 4" (102mm) DEPTH WINDOW WITH SINGLE FLANGE PERIMETER SECTION, SIMILAR TO KAWNEER SERIES #616 ISOPORT, GLAZED WITH 1" (25mm) THK DOUBLE 1/4" (6mm) GLAZING & 1/2" (13mm) ARGON FILLED AIR SPACE SEALED UNIT GLAZING, CONFORMING TO CANCGSB-12-8-97. (SEE ALSO WINDOW SCHEDULE AND ELEVATIONS FOR ADDITIONAL INFORMATION)
  - 2) GLAZING UNITS SHALL HAVE LOW-E COATING TO REQUIRED SURFACE TO ACHIEVE A MAX. WINTER U-VALUE OF 0.34 AND A MAX. SOLAR HEAT GAIN COEFFICIENT OF 0.34. REFER TO ELEVATIONS AND SCHEDULES FOR TINT AND/OR REFLECTIVE COATING(S). SUBMIT GLAZING SAMPLES FOR APPROVAL PRIOR TO FABRICATION.
  - 3) FINISH SHALL BE CLEAR ANODIZED, (KAWNEER #17 CLEAR OR SIMILAR)
- DOOR HARDWARE:**
- 1) ALUMINUM DOORS, IF APPLICABLE, ARE TO HAVE HARDWARE SUPPLIED AND INSTALLED BY DOOR MANUFACTURER WITH THE EXCEPTION OF MASTER KEYED CYLINDERS WHICH ARE TO BE BY HARDWARE SUPPLIER.
  - 2) HARDWARE SHALL BE GRADE 2 OR BETTER, SATIN NICKEL FINISH & STYLE AS CHOSEN BY THE OWNER FROM SUPPLIERS REGISTERED IN THE PROVINCE OF ALBERTA, WELL ESTABLISHED, WITH ADEQUATE EQUIPMENT AND MAINTENANCE FACILITIES.
  - 3) ENSURE ALL HARDWARE IS ADJUSTED AND WORKING PROPERLY PRIOR TO TAKE OVER BY OWNER. PROVIDE THE BUILDING MAINTENANCE STAFF OR OWNER WITH MANUFACTURERS INSTRUCTION, AND 2 SETS OF WIRELESS REMOTE CONTROLS. PROVIDE PIVOT HINGES, AND OTHER HARDWARE AS PER DOOR SCHEDULE. MASTER KEYED CYLINDERS SHALL BE SUPPLIED BY HARDWARE SUPPLIER.
  - 4) INTERIOR ALUMINUM FRAMES SIMILAR TO KAWNEER TRIFAB VG 451 2" (52mm) x 4 1/2" (115mm) FRAMES WITH SINGLE PANE TEMPERED GLAZING, CONFORMING TO CANCGSB-12.1-M90.
  - 5) EXTERIOR ALUMINUM FRAMES SIMILAR TO KAWNEER TRIFAB VG 451 2" (52mm) x 4 1/2" (115mm) THERMALLY BROKEN FRAMES WITH 1" (25mm) THK DOUBLE 1/4" (6mm) GLAZING & 1/2" (13mm) ARGON FILLED AIR SPACE SEALED UNIT GLAZING, CONFORMING TO CANCGSB-12-8-97.
  - 6) GLAZING UNITS SHALL HAVE LOW-E COATING TO REQUIRED SURFACE TO ACHIEVE A MAX. WINTER U-VALUE OF 0.34 AND A MAX. SOLAR HEAT GAIN COEFFICIENT OF 0.34. REFER TO ELEVATIONS AND SCHEDULES FOR APPROVAL PRIOR TO FABRICATION.
  - 7) ALUMINUM FINISH SHALL BE CLEAR ANODIZED, (KAWNEER #17 CLEAR OR SIMILAR)

- METAL SOFFIT & FASCIA:**
- 1) SOFFIT SHALL BE EXTERIOR SHEET ALUMINUM TO CANCGSB-93.1-M85 TYPE 1 CLASS F15, 26ga (0.48mm) BASE METAL, V CRIMPED FOR STIFFNESS, PERFORATED WITH ELONGATED SLOTS AND PERFORATIONS TO CANCGSB-2-2-M91 TYPE SF-SOFFIT WITH FACTORY APPLIED BAKED ENAMEL FINISH, WHITE, OR TO COLOUR AS NOTED ON DRAWINGS.
  - 2) FASCIA SHALL BE EXTERIOR SHEET METAL TO ASTM A526-80, 26ga (0.48mm) WITH FACTORY APPLIED BAKED ENAMEL FINISH, 5000 SERIES, TO COLOUR AS SPECIFIED ON THE DRAWINGS.
  - 3) PROVIDE MATCHING COLOUR TRIM, CLOSURES & FLASHINGS, AS NOTED OR REQUIRED FOR COMPLETE INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS.

- SBS MODIFIED BITUMEN MEMBRANE ROOFING (INSULATED):**
- 1) THE ENTIRE ROOFING SYSTEM IS TO BE CONSTRUCTED TO THE MINIMUM REQUIREMENTS AS SET FORTH IN THE 'MANUAL ON GOOD ROOFING PRACTICES' BY THE ALBERTA ROOFING CONTRACTORS ASSOCIATION LTD. (A.R.C.A.) CONVENTIONAL ROOF DESIGN - INSULATED 2 PLY FULLY ADHERED SYSTEM (MOPPED).
  - 2) DO NOT APPLY ROOFING MEMBRANE DURING UNSUITABLE WEATHER, WHEN AMBIENT TEMPERATURE IS BELOW 51°C (41°F) WHEN DECK SURFACE IS DAMP OR WHEN PRECIPITATION IS OCCURRING.
  - 3) INSULATION SHALL BE OF THICKNESS TO ACHIEVE GIVEN R-VALUE. SINGLE PLY THICKNESS, SHIP LAPPED, CONFORMING TO CANULC-S704 IF POLYISOCYANURATE OR CANULC-S701 IF EXTRUDED POLYSTYRENE.
  - 4) PROVIDED 1/2" (12mm) RIGID WOOL FIREBOARD CONFORMING TO CANULC-S702 OVER POLYISOCYANURATE RIGID INSULATION, IF POLYSTYRENE INSULATION IS USED INCREASE TO 1" (25mm) THICK FIREBOARD.
  - 5) VAPOUR RETARDANT TO CONSIST OF 2 PLY #15 ASPHALT FELT (FIRST LAYER NAILED, SECOND LAYER FULLY MOPPED OR ONE PLY OF 6ml (0.152mm) POLYETHYLENE SHEET MECHANICALLY FASTENED WITH JOINTS LAPPED & SEALED, WHEN POLYETHYLENE IS USED FASTEN RIGID INSULATION TO DECK.
  - 6) PRIMARY MEMBRANE TO CONFORM TO CANCGSB 37-GP-56M, ASPHALT AND POLYMER MODIFIERS OF STYRENE-BUTADIENE-STYRENE (SBS) PREPARATED SHEETS. BASE SHEET NON-WOVEN POLYESTER REINFORCED MEMBRANE WEIGHING 180 g/m<sup>2</sup> FULLY ADHERED. CAP SHEET NON-WOVEN POLYESTER REINFORCED MEMBRANE WEIGHING 250 g/m<sup>2</sup> FULLY ADHERED. GRANULE SURFACED.
  - 7) ROOFING SUPPLIER IS TO SUPPLY THE OWNER, THROUGH THE CONTRACTOR, WITH A 10 YEAR WRITTEN GUARANTEE ON THE ROOFING MATERIALS.
  - 8) A 2 YEAR A.R.C.A. LTD. CERTIFICATE OF ASSURANCE IS TO BE PROVIDED COVERING THE ENTIRE ROOFING SYSTEM UPON COMPLETION OF THE PROJECT.
  - 9) THE COST OF THE INSPECTION FOR THE SOPREMA ROOFING SYSTEM BY A CERTIFIED INSPECTION COMPANY SHALL BE HANDLED WITHIN THE CASH ALLOWANCE.

- FLASHING & SHEET METAL:**
- 1) GALVANIZED FLASHING & 60R TRIM FOR UNEXPOSED AREAS SHALL BE SHEET STEEL 26ga. TO ASTM A526-80 WITH Z275 DESIGNATION ZINC COATING TO ASTM A526-80, NAILED WITH #12 HOT DIPPEED ZINC COATED, ANNUAL RINGED NAILS.
  - 2) PREFINISHED FLASHING & 60R TRIM FOR EXPOSED AREAS SHALL BE SHEET STEEL 26ga. TO ASTM A526-80 WITH FACTORY APPLIED BAKED ENAMEL FINISH, 5000 SERIES, COLOUR AS PER DRAWINGS OR AS SELECTED BY THE OWNER. SCREWED WITH CADMIUM PLATED OR COLOUR COATED, SELF TAPPING SCREWS.
  - 3) PROVIDE FLASHINGS FOR FLAT ROOF PERIMETERS, ROOF CURBS & SIMILAR OPENINGS. EAVES, RAKES, VALLEYS, OVER EXTERIOR WINDOWS & DOORS, ANY HORIZONTAL TRANSITIONS BETWEEN DIFFERENT EXTERIOR FINISH MATERIALS, AND ANY OTHER AREAS INDICATED ON DRAWINGS.
  - 4) PROVIDE EDGE TRIM AT ALL OPENING EDGES AND AT ALL VERTICAL TRANSITIONS BETWEEN DIFFERENT EXTERIOR FINISH MATERIALS. FORM FLASHINGS IN MAXIMUM PRACTICAL LENGTHS. CONSTRUCT JOINTS TO ALLOW FOR MOVEMENT USING FLAT 'S' LOCK SEAMS COMPLETE WITH CAULKING. MAINTAIN MIN. 2" (50mm) LAP ON JOINTS. FORM DRIP EDGE ON BOTTOM OF VERTICAL FLASHINGS.
  - 5) BACK PAINT SHEET METAL WITH BITUMINOUS PAINT ON ALL SURFACES IN CONTACT WITH CONCRETE, MASONRY OR OTHER CEMENTITIOUS MATERIAL.
  - 6) INSTALL CORNER FLASHING FOR ALL FLAT ROOF PERIMETERS AND ANY PROJECTIONS THROUGH MEMBRANE ROOFING.

## 08 OPENINGS

- METAL DOORS & METAL FRAMES:**
- 1) ALL EXTERIOR METAL DOORS ARE TO BE 18ga. INSULATED CORE.
  - 2) ALL INTERIOR METAL DOORS ARE TO BE 18ga. HONEYCOMB CORE UNLESS NOTED.
  - 3) ALL METAL DOORS ARE TO HAVE TACK WELD SEAMS AT 6" (150mm) CENTERS GRIND AND FILL SEAMS SMOOTH WITH WHITE LIGHTNING FILLER.
  - 4) ALL METAL DOOR, SIDELIGHT & OR WINDOW FRAMES ARE TO BE 16ga., 1 PIECE (FULL WELD) CONSTRUCTION.
  - 5) FOR RATED DOORS, SIDELIGHTS OR WINDOWS PROVIDE WIRED SAFETY GLASS, TYPE 1, 6mm (1/4") POLISHED BOTH SIDES, WIRE MESH TYPE 3 (SQUARE) TO CANCGSB-12.11-M90.

- ALUMINUM ENTRANCE DOORS, WINDOW & FRAMES:**
- 1) PREFINISHED ALUMINUM DOORS SIMILAR TO KAWNEER 190, GLAZED WITH 1/4" (6mm) THK DOUBLE PANE TEMPERED GLAZING, CONFORMING TO CANCGSB-12.1-M90, WITH LOW-E COATING (#2 SURFACE) AND/OR TINT TO MATCH WINDOWS (SEE ALSO DOOR & WINDOW SCHEDULES AND ELEVATIONS FOR ADDITIONAL INFORMATION).
  - 2) MANUFACTURERS HARDWARE, OFFSET PIVOT HINGES, AND OTHER HARDWARE AS PER DOOR SCHEDULE. MASTER KEYED CYLINDERS SHALL BE SUPPLIED BY HARDWARE SUPPLIER.
  - 3) INTERIOR ALUMINUM FRAMES SIMILAR TO KAWNEER TRIFAB VG 451 2" (52mm) x 4 1/2" (115mm) FRAMES WITH SINGLE PANE TEMPERED GLAZING, CONFORMING TO CANCGSB-12.1-M90.
  - 4) EXTERIOR ALUMINUM FRAMES SIMILAR TO KAWNEER TRIFAB VG 451 2" (52mm) x 4 1/2" (115mm) THERMALLY BROKEN FRAMES WITH 1" (25mm) THK DOUBLE 1/4" (6mm) GLAZING & 1/2" (13mm) ARGON FILLED AIR SPACE SEALED UNIT GLAZING, CONFORMING TO CANCGSB-12-8-97.
  - 5) GLAZING UNITS SHALL HAVE LOW-E COATING TO REQUIRED SURFACE TO ACHIEVE A MAX. WINTER U-VALUE OF 0.34 AND A MAX. SOLAR HEAT GAIN COEFFICIENT OF 0.34. REFER TO ELEVATIONS AND SCHEDULES FOR APPROVAL PRIOR TO FABRICATION.
  - 6) ALUMINUM FINISH SHALL BE CLEAR ANODIZED, (KAWNEER #17 CLEAR OR SIMILAR)

- DOOR HARDWARE:**
- 1) ALUMINUM DOORS, IF APPLICABLE, ARE TO HAVE HARDWARE SUPPLIED AND INSTALLED BY DOOR MANUFACTURER WITH THE EXCEPTION OF MASTER KEYED CYLINDERS WHICH ARE TO BE BY HARDWARE SUPPLIER.
  - 2) HARDWARE SHALL BE GRADE 2 OR BETTER, SATIN NICKEL FINISH & STYLE AS CHOSEN BY THE OWNER FROM SUPPLIERS REGISTERED IN THE PROVINCE OF ALBERTA, WELL ESTABLISHED, WITH ADEQUATE EQUIPMENT AND MAINTENANCE FACILITIES.
  - 3) ENSURE ALL HARDWARE IS ADJUSTED AND WORKING PROPERLY PRIOR TO TAKE OVER BY OWNER. PROVIDE THE BUILDING MAINTENANCE STAFF OR OWNER WITH MANUFACTURERS INSTRUCTION, AND 2 SETS OF WIRELESS REMOTE CONTROLS. PROVIDE PIVOT HINGES, AND OTHER HARDWARE AS PER DOOR SCHEDULE. MASTER KEYED CYLINDERS SHALL BE SUPPLIED BY HARDWARE SUPPLIER.
  - 4) INTERIOR ALUMINUM FRAMES SIMILAR TO KAWNEER TRIFAB VG 451 2" (52mm) x 4 1/2" (115mm) FRAMES WITH SINGLE PANE TEMPERED GLAZING, CONFORMING TO CANCGSB-12.1-M90.
  - 5) EXTERIOR ALUMINUM FRAMES SIMILAR TO KAWNEER TRIFAB VG 451 2" (52mm) x 4 1/2" (115mm) THERMALLY BROKEN FRAMES WITH 1" (25mm) THK DOUBLE 1/4" (6mm) GLAZING & 1/2" (13mm) ARGON FILLED AIR SPACE SEALED UNIT GLAZING, CONFORMING TO CANCGSB-12-8-97.
  - 6) GLAZING UNITS SHALL HAVE LOW-E COATING TO REQUIRED SURFACE TO ACHIEVE A MAX. WINTER U-VALUE OF 0.34 AND A MAX. SOLAR HEAT GAIN COEFFICIENT OF 0.34. REFER TO ELEVATIONS AND SCHEDULES FOR APPROVAL PRIOR TO FABRICATION.
  - 7) ALUMINUM FINISH SHALL BE CLEAR ANODIZED, (KAWNEER #17 CLEAR OR SIMILAR)

- AUTOMATIC DOOR OPENER FOR BARRIER-FREE ACCESS:**
- 1) SUPPLY AND INSTALL AN ELECTRO-MECHANICAL SWINGING DOOR OPERATOR WITH WALL SWITCH MAGNETIC TOUCH ACTIVATION FOR H/C AND EXTERIOR DOORS. PROVIDE 'MAGIC-ACCESS' SWING DOOR OPERATOR TO MAIN ENTRANCE DOOR OR AS NOTED ON THE PLAN OR DOOR SCHEDULE.
  - 2) BARRIER-FREE OPENER SHALL BE SUPPLIED WITH 2 OPERATING BUTTONS AND ARE TO BE INSTALLED BY THE CONTRACTOR (EXACT LOCATION OF OPERATING BUTTONS TO BE DETERMINED ON SITE BY OWNER & CONTRACTOR).

## 09 FINISHES

- GYPSUM BOARD:**
- 1) ALL WORK IS TO BE DONE IN ACCORDANCE WITH CSA A82.31, MANUFACTURERS INSTRUCTIONS AND THE MANUAL OF GYPSUM WALLBOARD CONSTRUCTION OF THE GYPSUM DRYWALL CONTRACTORS INTERNATIONAL.
  - 2) GYPSUM BOARD SHALL CONFORM TO CSA A82-27-M, THICKNESS AND MOISTURE GUARD, AS REQUIRED, AS SPECIFIED ON THE DRAWINGS AND AS NOTED BELOW.
    - a) GYPSUM BOARD USED IN COLD OR UNHEATED SPACES SHALL BE DENS-GLAS TYPE 'X'.
    - b) GYPSUM BOARD USED IN HIGH HUMIDITY AREAS OR WHERE EXPOSED TO WATER SHALL BE WATER RESISTANT GRADE CONFORMING TO CSA A82-27-M SIMILAR TO 'GEORGIA PACIFIC MOISTURE-GUARD'.
    - c) WHERE INDICATED ABUSE RESISTANT GYPSUM BOARD SHALL BE HEAVY PAPER FACED, TYPE 'X' CORE, TAPERED EDGES, ENDS SQUARE, AND CONFORMING TO ASTM C1396/1398M.
    - d) ALL THE AREAS SHALL BE BACKED WITH TLE BACKER BOARD, HIGH DENSITY, FIBRE REINFORCED CEMENTITIOUS BOARD, SMOOTH EDGES, SQUARE, TAPERED ENDS CONFORMING TO ASTM C1327.
  - 3) WHETHER DENS-GLAS TYPE WATER RESISTANT, ALL GYPSUM BOARD USED IN FIRE SEPARATIONS AND FIRE RATED ASSEMBLIES, AS NOTED ON DRAWINGS, MUST ALSO BE FIRE RATED (i.e. TYPE 'X').
  - 4) TYPE 'X' FIRE RATED GYPSUM BOARD WHEN USED IN FIRE RATED ASSEMBLIES SHALL BE INSTALLED VERTICALLY OR IF INSTALLED HORIZONTALLY SHALL HAVE BLOCKING INSTALLED BEHIND HORIZONTAL JOINTS.
  - 5) APPLY PLASTIC MILLICORE EDGING TO ALL EXPOSED ENDS OR EDGES. ABOUT ALL WALL OPENINGS AND WHERE GYPSUM BOARD JOINS ANY OTHER MATERIAL, USE METAL CORNER BEADS ON ALL EXTERIOR CORNERS.
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